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**WAUSAU DNR**

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT REPORT  
FORMER MELVIN DOSER COMMERCIAL PROPERTY  
1802-1804 STEWART AVENUE  
WAUSAU, WI 54401 4/04**

**REI #2551**

**PREPARED FOR:**

**Mr. Charles Ghidorzi  
Agent for: Ms. Marien Doser  
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Wausau, WI 54401  
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**PREPARED BY:**

**REI  
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**April 9, 2004**

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**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT REPORT**

**FORMER MELVIN DOSER COMMERCIAL PROPERTY  
1802-1804 STEWART AVENUE  
WAUSAU, WI 54401**

**REI #2551**

**1.0 SUMMARY**

REI has completed the Phase I Environmental Site Assessment (ESA) for the former Melvin Doser commercial property located at 1802-1804 Stewart Avenue, Wausau, Wisconsin. A Site Vicinity Map indicating the location of the properties is included in the main report as Figure 1.

Upon review of government records, and a site reconnaissance, REI has determined that recognized environmental conditions do exist on the subject properties. Recognized environmental conditions are defined in the ASTM 1527 standard as: "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

**2.0 INTRODUCTION**

**2.1 Purpose**

REI was retained by Mr. Chuck Ghidorzi, Agent for Marien Doser, to conduct a Phase I ESA on the subject property. The Phase I ESA consists of a property reconnaissance, interviews, review of records, and historical documents to determine past and present uses, pertaining to the subject property and neighboring properties.

The objective of the ESA is to identify any recognized environmental conditions related to the property. As defined in ASTM E 1527-00, "recognized environmental conditions" is the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat or release of any hazardous substances or petroleum products into the structures on the property or into the ground, groundwater, or surface water of the property. "Recognized environmental conditions" includes releases or material threats of releases of hazardous substances or petroleum products even though compliance with laws has or is being attained. It is not intended to include de minimus conditions that generally do not present a material risk of harm to public health or the environment. Generally, this condition would not be subject of an enforcement action if brought to the attention of the appropriate governmental agencies.

## **2.2 Special Terms and Conditions**

Special terms or conditions were associated with this Phase I ESA for the subject property. The neighboring property location (former Wausau Cleaners, located at 1806-1808 Stewart Avenue) has been the focus of an investigation into the reported release of dry cleaning solvents during the early 1980's. The confirmation of the dry cleaning compounds in the soil and water has prompted a Phase II investigation to be conducted at the site. The Phase II investigation included the advancement of over 50 soil borings and installation of over 30 monitoring wells.

## **2.3 Limitations and Exceptions of Assessment**

This report does not deal with asbestos, lead paint, or lead in the water supply system. These are additional issues that may be added to the work scope of the ASTM E-1527 standard if specifically requested. These issues were not included within the work scope.

This report was based upon visual inspections of the property, and a review of publicly available, reasonably ascertainable and practically reviewable standard sources of information with the assumption that information provided was accurate.

REI is not an insurance company and does not insure against the defects from environmental liabilities on the property that is being investigated. As such, it makes no warranties, expressed or implied as to the condition of the property investigated or the potential for future liability or problems.

This report is prepared exclusively for Mrs. Marien Doser and Mr. Charles Ghidorzi. REI will not be liable or responsible to any party for any adverse affects due to the reliance on any information or lack of information contained in this report.

#### **2.4 Limiting Conditions and Methodology Used**

There were no limiting conditions incurred for this report. This report was prepared in accordance with the American Society for Testing and Materials (ASTM) 1527-00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

### **3.0 SITE DESCRIPTION**

#### **3.1 Location and Legal Description**

Figure 1 of the main report contains a site vicinity map of the subject property. The legal description of the subject property is the SW ¼ of the SE ¼ of Section 27, Township 29 North, Range 7 East, City of Wausau, Marathon County, WI.

#### **3.2 Site and Site Vicinity Characteristics**

All historical information has been obtained from regulatory file review unless specific source information is noted. Mrs. Lisa Gutknecht of the Wisconsin Department of Natural Resources (WDNR) is the regulatory Project Manager for the site investigation. The case file can be reviewed at the Wausau Wisconsin WDNR office.

Previous land use for the 1802-1804 Stewart Avenue property included West Hill Floral and Gazdecki's greenhouse and nursery dating back to 1936.

Lakewood Sporting Goods was located at the property from 1974 to 1981. Wausau Cleaners operated a dry cleaning and laundry facility at 1808 Stewart Avenue from 1981 to 1984. In 1984 the business was sold and operated only as a laundry facility by Camelot Cleaners.

On October 12, 1984 Camelot Cleaners initiated the investigation into the tetrachloroethylene (PCE) release at the site. The manager for Camelot Cleaners notified the WDNR that the former owner had been dumping dry cleaning waste out the back door of the business for years. In December 1984 a soil sample was collected from the site and reported a detectable concentration of PCE. However, there is no supporting information documenting the actual detectable concentration, location or depth of the impacted soil sample.

It had been determined that during the period of ownership by Wausau Cleaners approximately 10 to 15 gallons a month of waste PCE was disposed on the subject property along with an unknown amount of waste sludge and filter residue. All wastes were dumped on the ground behind the facility in an area with no known containment or fencing.

In May 1985 an extensive investigation was conducted by Foth & Van Dyke to determine the extent of groundwater contamination in the area of the former Wausau Cleaners property. The investigation included the installation and sampling of 12 monitoring wells and sampling of 149 potable water supply wells in addition to the 91 potable water supply wells previously sampled by the WDNR in 1984 and 1985. Results of the area wide investigation determined the area of greatest impact to be south of the former Wausau Cleaners location along Sherman Avenue between 17<sup>th</sup> and 19<sup>th</sup> Avenues.

The investigation also included the sampling and analysis of the sanitary sewer corridor adjacent to Stewart Avenue, immediately south of the former Wausau Cleaners property. Results of the sanitary sewer investigation reported significantly higher PCE related contamination in the sample collected "downstream" of the former Wausau Cleaners property when compared to the sample collected "upstream". Due to its proximity to the area of greatest impact, the former Wausau Cleaners property was listed as a probable contributor to the area wide contamination along with numerous other potential contributors.

By 1987 it was determined that 22 private water supply wells were impacted with PCE. Subsequently, approximately 500 residences and businesses were annexed by the City of Wausau and placed on municipal water.

### **3.3 Descriptions of Structures, Roads, Other Improvements on the Site**

An Environmental Property Assessment Field Checklist was completed for each property by a representative of REI during the site reconnaissance on April 7, 2004. This field checklist and associated photographs are included as Appendix A to this report.

There is currently one building located on the lot. The current 1802-1804 structure, according to tax information presented in Appendix B, was built in 1960. Based on the location and condition of the foundations observed during the April 7, 2004 site reconnaissance, it appears that the current structure was erected either over or adjacent to the previous structure.

Additionally, a greenhouse was operated on the property. A photograph documenting the location of the greenhouses is provided in Figure 3. Based on the information in the photograph, the greenhouses were located east of the current 1802-1804 structure. The greenhouses were aligned parallel to Stewart Avenue and an additional display area was located east of the greenhouses (Figure 3).

Prior to 1986 the property was located in the Town of Stettin. After the discovery of the PCE groundwater contamination, the area was annexed by the City of Wausau and placed on municipal water.

In 1986 18<sup>th</sup> Avenue was extended through the lot immediately east of the 1802-1804 Stewart Avenue property. Based on the location of the structures in Figure 3, it appears that the former greenhouses and outside display area has been replaced with 18<sup>th</sup> Avenue.

Additional investigative work was conducted by REI. Documented PCE contamination was reported in both the soil and groundwater beneath the 1802-1804 Stewart Avenue property (REI, 2003).



### **3.4 Information Reported by User – Environmental Liens or Specialized Knowledge**

Neither Mrs. Marien Doser nor Mr. Chuck Ghidorzi has made REI aware of any environmental liens encumbering the subject properties.

### **3.5 Current Uses of the Property**

The subject property is currently vacant.

### **3.6 Past Uses of the Property**

As part of the record review for this report, REI obtained historical property data and aerial photographs for the subject property and neighboring properties. Copies of the property search results are presented in Appendix B. Copies of the aerial photographs are included in Appendix C.

Upon review of the stated historical information, the past use of the subject property was mainly commercial. With the exception of the reported improper disposal of dry cleaning solvent the historical use of the subject property has not been involved with the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products that indicate recognized environmental conditions (REC's).

### **3.7 Past Uses of Adjoining Properties**

The past use of the surrounding properties from the period 1954 to 2002, according to available City of Wausau historical data, is presented in Appendix B. Extensive investigations into the release of the area wide tetrachloroethylene groundwater contamination have resulted in numerous neighboring properties being listed as possible contributors to the groundwater contaminant plume.

The potential contributors as listed in the WDNR case file for the year 1984, when the investigation began, for the chlorinated compound presence in the groundwater near the former Wausau Cleaners property are:

Wausau Cleaners - 1808 Stewart Avenue  
M&J Sports – 1818 Stewart Avenue  
Horak's Phillips 66 – 1706 Stewart Avenue  
Bob Johnson Chevrolet – 200 S. 17<sup>th</sup> Avenue  
Denny's Standard – 306 17<sup>th</sup> Avenue  
Cross Roads Gas Station – 306 17<sup>th</sup> Avenue  
Beckman's Standard Service Station – 1912 Stewart Avenue  
Gene's Rental – 1805 Stewart Avenue  
International Harvester – 1819 Stewart Avenue  
Quality Machine – 1819 Stewart Avenue  
Wausau Furniture – 1820 Stewart Avenue  
Kurth Upholstery – 512 17<sup>th</sup> Avenue  
Horak's Refrigeration and Air Conditioning – 300 17<sup>th</sup> Avenue  
29 Super Market – 1711 Stewart Avenue  
CTL Company – 1711 Stewart Avenue  
Bowl-A-Dome – 1715 Stewart Avenue

#### **4.0 RECORDS REVIEW**

##### **4.1 Standard Environmental Record Sources, Federal and State**

REI retained the services of Environmental FirstSearch™ to perform a regulatory file search. The FirstSearch report is enclosed with this report. The complete Environmental FirstSearch™ report is presented in Appendix D. State and Federal agency file reviews were completed from the following sources:

US EPA      United States Environmental Protection Agency  
WDNR      Wisconsin Department of Natural Resources  
WDCOMM    Wisconsin Department of Commerce

Files searched within one (1)-mile of the site include:

US EPA      National Priorities List (NPL) (February 9, 2004)  
                 Comprehensive Environmental Response, Compensation, and Liability  
                 Information System (CERCLA) (February 9, 2004)  
                 Resource Conservation and Recovery Information System – Treatment,  
                 Storage and Disposal Facilities (RCRA TSD) (February 9, 2004)

WDNR Wisconsin Registry of Waste Disposal Sites (SWL) (NA)

Files searched within one half (1/2) mile of the site include:

WDNR Leaking Underground Storage Tank (LUST) (March 8, 2004)

Files searched within one-quarter (1/4) mile of the site include:

US EPA Resource Conservation and Recovery Act (RCRA): Large and Small  
Generators (February 9, 2004)

US EPA Emergency Response Notification Systems (ERNS) (December 31, 2003)

WDCOMM Underground Storage Tanks List (RST) (January 30, 2004)

## **5.0 SITE RECONNAISSANCE, INTERVIEWS, AND RECORD REVIEW INFORMATION**

### **5.1 Methods Used to Conduct Site Reconnaissance**

A site reconnaissance was completed for this report April 7, 2004. The perimeter of the property was walked beginning at the southeast corner of the property. The reconnaissance continued along the east side of the property along N. 18<sup>th</sup> Avenue to the northeast corner. The site reconnaissance continued west along the northern property boundary to the northwest corner of the subject parcel. The reconnaissance proceeded to the south along the western boundary to the southwest corner of the property. The observations continued easterly along the southern boundary back to the place of beginning. The interior of the property was then walked and observed. The exterior and interior of the commercial building was also observed. An Environmental Property Assessment Field Checklist is an attachment to this report.

### **5.2 Identified and Unidentified Petroleum Products and Hazardous Substances**

At the time of the site reconnaissance, there were no indications of the presence of unidentified petroleum products on the subject property.

### **5.3 Storage Tanks**

There are no registered storage tanks associated with the subject property. 15 sites with registered storage tanks were identified by the FirstSearch report and are located within the same zip code. 14 of these sites were located within the ½ mile search radius.

16 sites were identified by the Environmental FirstSearch report as Leaking Underground Storage Tank (LUST) Sites. All 16 of these sites were located within the ½ mile search radius.

The location and activity at these sites is detailed in the Environmental FirstSearch Report. Based on the location of the LUST sites it does not seem likely that any will adversely impact the subject property.

#### **5.4 Indications of PCB's**

There were no pole-mounted transformers observed on the subject property. Any transformers associated with electrical service to the site would likely be the responsibility of the electric utility.

#### **5.5 Indications of Solid Waste Disposal**

The Environmental FirstSearch report does not indicate any solid waste disposal sites located within ½ mile of the site. There were no visual indications of solid waste disposal on any of the subject parcels.

#### **5.6 Physical Setting Analysis**

The site topography is relatively flat with a slight south/southwesterly grade towards the Rib River located approximately 4,000 feet south of the former Wausau Cleaners property. Land surface elevations in the area are about 1,210± 5 feet above Mean Sea Level (U.S.G.S. Wausau West 7 1/2 minute quadrangle map). The Rib River flows easterly into the Wisconsin River, which intern, flows southwest into the Mississippi River. The area is situated and described as being located within the Central Wisconsin River Basin of Wisconsin (Devaul and Green, 1971).

Six sites were identified under the other listings, which may include the Wisconsin Hazard Ranking List (HRL), or the Environmental Repair Program (ERP). These sites include the subject property, CTL located 0.11 miles northeast, Marathon County Garage located 0.42 miles southeast, Pennzoil Products Co located 0.30 miles southwest, Riiser Mobil Mart located 0.15 miles southwest and the Riiser Oil Company facility located 0.30 miles southwest.

Seven RCRA Generator listings were located within one-half mile of the subject property. The sites are: American Asphalt of Wisconsin located 0.02 miles southeast, Jim Carter Chevrolet located 0.25 miles northeast, Horaks Auto Center located 0.11 miles northeast, M&J Sports located 0.01 miles southwest, Riiser Mobil Mart, located 0.15 miles southwest the City of

Wausau Stewart Avenue located 0.05 miles southeast. These sites are listed on this database due to the generation, use or disposal of small amounts of hazardous chemicals used as part of their business, and are regulated as such. No violations or enforcement actions have been reported for these sites.

There was one other First Search Report condition of concern encountered during the preparation of this report. The subject property has been listed as a CERCLIS site and has been listed in the USEPA database as a potential Superfund site and is currently or was previously under investigation.

### **5.7 Other Conditions of Concern**

Based on the results of the Phase II investigation, documented concentrations of dry cleaning solvents in excess of the State of Wisconsin allowable threshold values were detected in the soil and groundwater both on, and adjacent to, the subject property.

Two conditions of note included a discarded battery located behind the commercial structure and numerous fluorescent light bulbs located inside the building. Photos of each concern are documented in Appendix A

## **6.0 FINDINGS AND CONCLUSIONS**

REI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527 - 00 on the properties located at 1802-1804 Stewart Avenue, Wausau, Wisconsin. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. This Phase I Environmental Site Assessment has revealed no evidence of Recognized Environmental Conditions (REC's) in connection with the properties, except for the following: 1) The documented discharge of contamination from a neighboring property, specifically the former Wausau Cleaners located at 1806-1808 Stewart Avenue impacting the subject property.

## **7.0 REFERENCES**

ASTM Standard E-1527-00 Standard Practice for Environmental Site Assessments: Phase I  
Environmental Site Assessment Process

Devaul, R.W. and Green, J.H., 1971, Water Resources of Wisconsin, Central Wisconsin River Basin, U.S. Geologic Survey Hydrologic Investigations Atlas HA-367, Washington, D.C.

Environmental FirstSearch™ Report, March 22, 2003

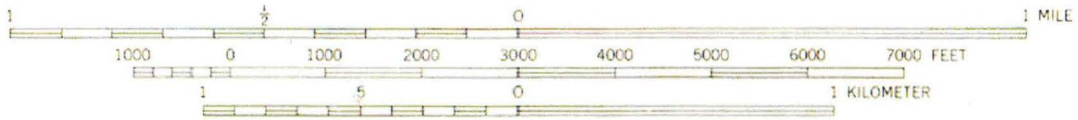
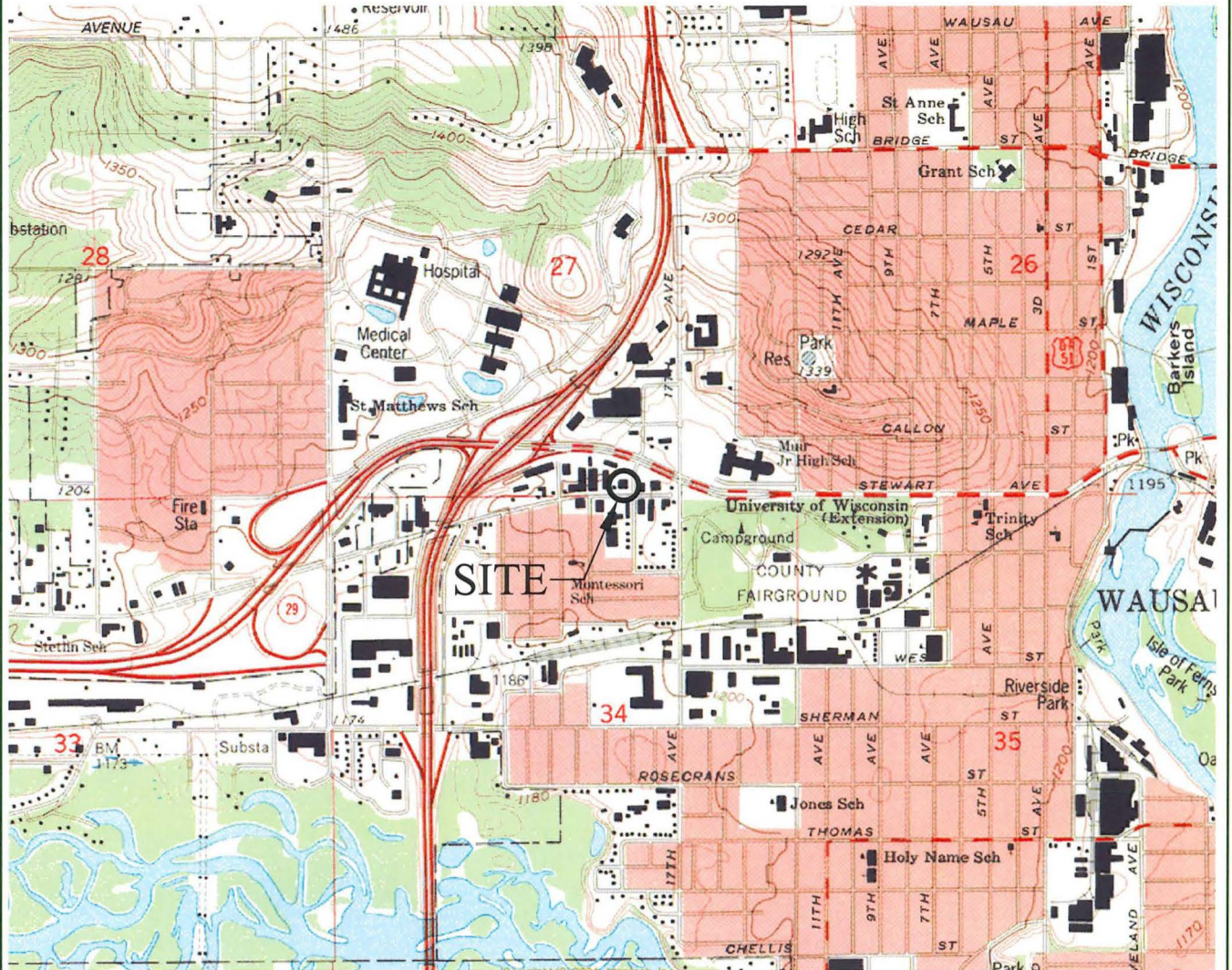
Foth & Van Dyke, July 1986, "Existing Conditions Report, Town of Stettin, VOC Contamination", Green Bay, Wisconsin.

### **8.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL**

"I, Ray deLong, certify that I meet the requirements of an environmental professional as defined in ASTM E-1527 3.3.11. This report was prepared using publicly available, reasonably ascertainable and practically reviewable standard sources of information. This report does not include any testing or sampling of materials. This document was prepared in compliance with the requirements in ASTM E 1527-00 Standard Practice of Environmental Site Assessments: Phase I Environmental Site Assessment Process.

\_\_\_\_\_  
Environmental Professional

\_\_\_\_\_  
Date



CONTOUR INTERVAL 10 FEET  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

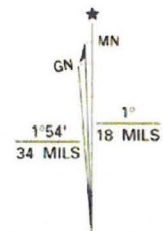


**WAUSAU WEST, WIS.**

NW/4 WAUSAU 15' QUADRANGLE  
 44089-H6-TF-024

1993

DMA 3073 1 NW - SERIES V861

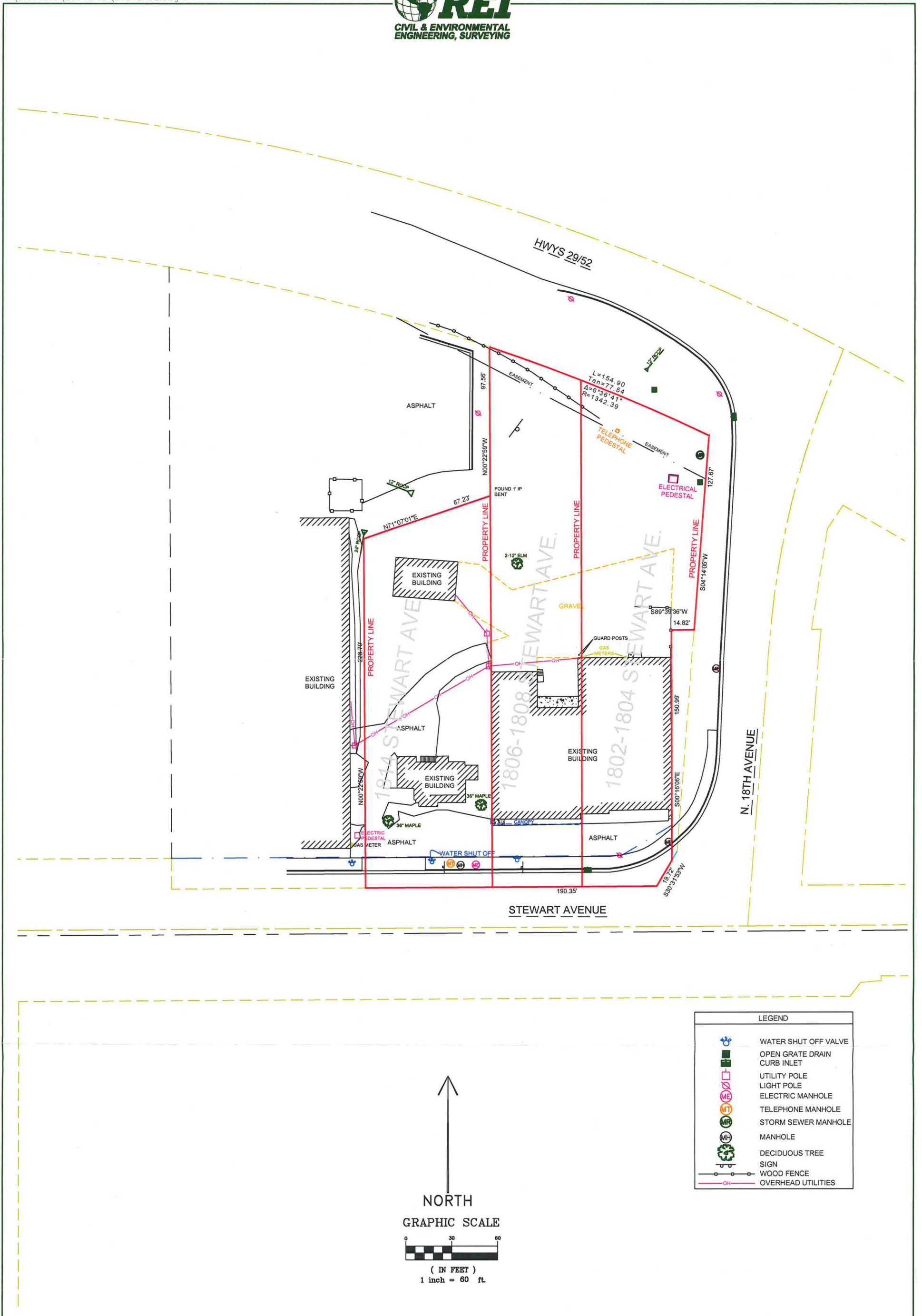


UTM GRID AND 1993 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET

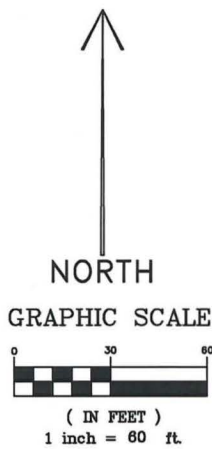
**FORMER WAUSAU COMMERCIAL PROPERTY**  
 1802-1804 STEWART AVENUE  
 WAUSAU, WISCONSIN

**FIGURE 1 : SITE VICINITY MAP**

PROJECT NO.	DRAWN BY:	DATE:
2551	TAW	4/8/04



LEGEND	
	WATER SHUT OFF VALVE
	OPEN GRATE DRAIN
	CURB INLET
	UTILITY POLE
	LIGHT POLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	STORM SEWER MANHOLE
	MANHOLE
	DECIDUOUS TREE
	SIGN
	WOOD FENCE
	OVERHEAD UTILITIES



FORMER MELVIN DOSER COMMERCIAL PROPERTY  
1802-1804 STEWART AVENUE  
WAUSAU, WISCONSIN

FIGURE 2 : MAP DEPICTING PROPERTY LOCATIONS

PROJECT No.  
2551

PREPARED BY:  
TAW

DATE:  
4/8/2004





Former Melvin Doser Commercial Property  
 1802-1804 Stewart Avenue, Wausau, WI

Figure 3 Historical View of Property Prior to 1960 (All addresses refer to current property listings)  
 REI Job Number 2551

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**APPENDIX A**

**ENVIRONMENTAL PROPERTY ASSESSMENT FIELD CHECKLIST**

**ENVIRONMENTAL PROPERTY ASSESSMENT  
FIELD CHECKLIST**

SITE NAME: Dozer Commercial Property

NAME OF INSPECTOR Ray deLong

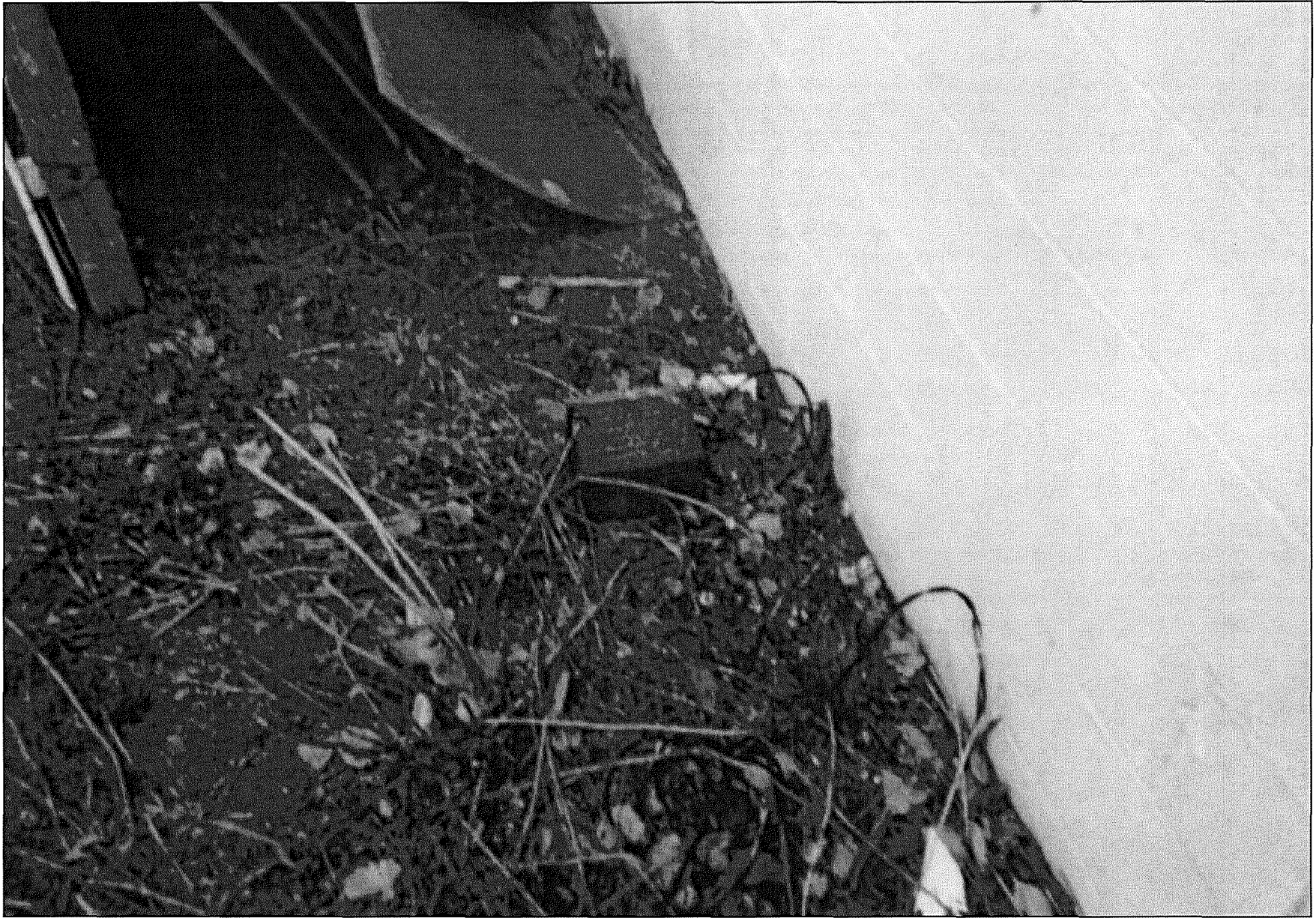
PROJECT NUMBER 2551

DATE 4/7/04

TIME 2:45 p.m.

	<u>YES</u>	<u>NO</u>	<u>COMMENTS</u>
1. Flora/Fauna		X	
2. Wooded Area		X	
3. Stressed Vegetation		X	
4. Discolored or Disturbed Soils		X	
5. Depressions/Pits		X	
6. Mounding/Piles of Soils	X		North side of Property
7. Landfills		X	
8. Scattered Debris	X		Pallets and Batteries
9. Solid Waste Repository		X	
10. Solid Waste Hauler		X	
11. Trails/Dead End Roads		X	
12. Railroad Track		X	
13. Railroad Spurs		X	
14. Building/Structures	X		Commercial Building
Discharge Outlets		X	
Air		X	
Water		X	
15. Noise	X		Traffic
16. Dust/Smoke		X	
17. Unusual/Noxious Odors		X	
18. Surface Water		X	
a. Creeks		X	
b. Streams		X	
c. Rivers		X	
d. Ponds		X	
e. Wetlands		X	
f. Lakes		X	
g. Surface Impoundments		X	
h. Swale		X	
I. Drainage Ditch	X		North edge of Prop.

	<u>YES</u>	<u>NO</u>	<u>COMMENTS</u>
19. Discolored/Unusual Smelling Water		X	
20. Sanitary Sewer	X		
21. Storm Sewer	X		
22. Septic System		X	
23. Underground Utilities	X		Gas and Telephone
24. Pipelines		X	
25. Water Wells		X	
26. Monitoring Wells	X		North and South
27. Soil Borings	X		North and South
28. Underground Storage Tanks	X		Possible piping Evident
29. Above-Ground Storage Tanks		X	
30. Drums	X		33 behind building
31. Transformers		X	
32. Other	X		Piping within building that can not be identified
33. Other			
34. Other			
35. Describe Adjacent Land Use			
North	<u>Highway 52 and Commercial property beyond.</u>		
South	<u>Stewart Avenue and M&amp;J Sports and other Commercial properties beyond</u>		
West	<u>Former Wausau Dry Cleaners and Commercial property beyond</u>		
East	<u>18<sup>th</sup> Avenue and Commercial property beyond</u>		



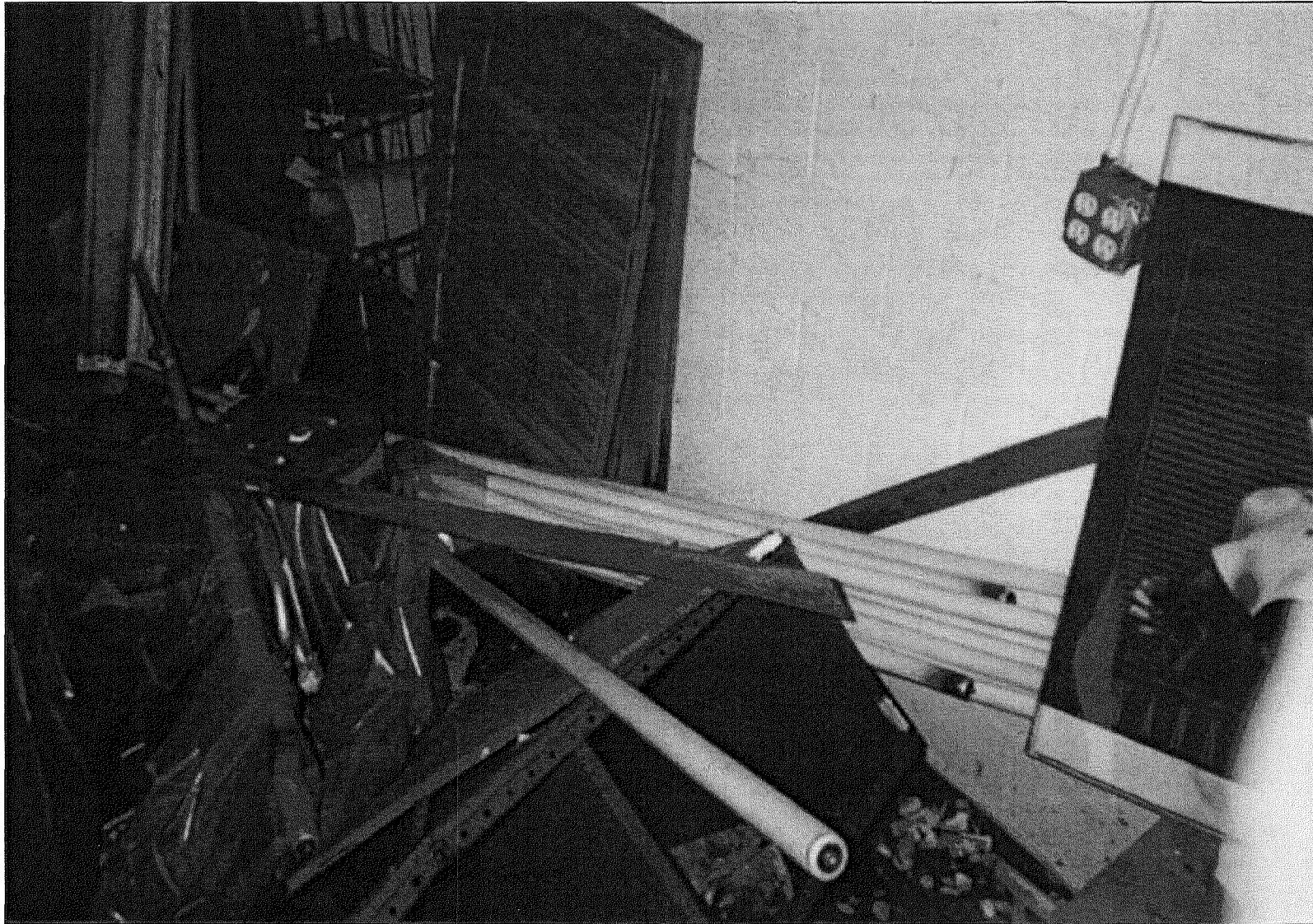
Former Melvin Doser Residential Property  
1802-1804 Stewart Avenue, Wausau, WI

Appendix A (Photo 1)  
REI Job Number 2551

Battery located behind commercial building

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Former Melvin Doser Residential Property  
1802-1804 Stewart Avenue, Wausau, WI

Appendix A (Photo 2)  
REI Job Number 2551

Numerous light bulbs in building

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F:\REIPROJ\2500-2599\2551\Reports\1804 Phase I\2551P1 App A.xls\Sheet1

## APPENDIX B

### PROPERTY SEARCH

**Appendix B  
Table A1  
Historical Use Property Search  
Property Records 2002-1992**

Current Name	Address	2002	2001	2000	1995	1994	1993	1992
Day's Bowl-A-Dome	1715	Day's Bowl-A-Dome	Day's Bowl-A-Dome	Day's Bowl-A-Dome	Day's Bowl-A-Dome	Day's Bowl-A-Dome	Day's Bowl-A-Dome	Day's Bowl-A-Dome
Stettin Mutual	1708			Wausau Mutual	Stein Medial Supplies			
				Wausau Stettin Mutual	Stettin Mutual			
				John Sterzinger	Wausau Community Chapel			
Deffner Law Office	1803			Acres of Athens Real Estate	Gerald Stange - Attny.			
				D & D Investments	Insurance Service of Wausau			
				GLG Investment Office	World Marketing Alliance			
					AT&T Global Info. Systems			
					UARCO Inc. Business forms			
					Graveen Builders			
					CAP Gemini America			
Former Melvin Doser Commercial Property	1806	no listing	Tobacco Outlet Plus	no listing	Carrigans Design	no listing	no listing	no listing
					TJ's Playmasters			
	1808	no listing	KS of Wausau	KS of Wausau Drying plts	no listing	Camelot Cleaners	Camelot Cleaners	Camelot Cleaners
Former Melvin Doser Residential Property	1814	no listing	no listing	no listing	Making Waves Beauty Salon	Making Waves Beauty Salon	Making Waves Beauty Salon	Making Waves Beauty Salon
M & J's	1815			M & J's	no 1815 address			
					1817 & 1817 M & J's			
Little Caesars	1819			Little Caesars	Little Caesars			
Subway				Subway	Subway			
					Wausau Vacuum			

Notes:  
All address information has been collected from Historical City Directories at the Marathon County Library.  
All addresses are on Stewart Avenue.



**Appendix B  
Table A2  
Historical Use Property Search  
Property Records 1991-1970**

Current Name	Address	1991	1990	1985	1980	1975	1970
<b>Day's Bowl-A-Dome</b>	<b>1715</b>	Day's Bowl-A-Dome	Day's Bowl-A-Dome	Day's Bowl-A-Dome	Day's Bowl-A-Dome	Day's Bowl-A-Dome	Day's Bowl-A-Dome
<b>Stettin Mutual</b>	<b>1708</b>		Stettin Mutual Midwest Medical Ser. & Supply Wausau Community Chapel	Stettin Mutual Calgon Corp. Water Softener	Stettin Mutual	Stettin Mutual	Stettin Mutual
<b>Deffner Law Office</b>	<b>1803</b>		Gerald Stange - Attny. Guy Fredel - Attny GLG Real Estate Holdings Lee Pateo Inc. WI Financial Group Inc. Ins. American Cancer Society Federated Insurance	Gerald Stange - Attny. Guy Fredel - Attny Holiday Travel C & D Securities WI Financial Group Inc. Ins. American Cancer Society Weldon Nelson - Attny Carolie Balder, Attny American Asphalt Uarco Inc. Bus. Forms	Calgon Corp Guy Fredel - Attny Restlawn Memorial Park Woodman Accident & Life Co. West Wausau Inc. Realtors West Wausau Farm & Home Realty Robert Dean, Attny Prof. Manage. Assoc. Digital Manage. Assoc.	House of Trees West Wausau Realtors	West Hill Garden Shop
<b>Former Melvin Doser Commercial Property</b>	<b>1806</b>	no listing	no listing	vacant	Lakewood Sporting Goods	Lakewood Sporting Goods	Keith Smith
	<b>1808</b>	Camelot Cleaners	Camelot Cleaners	Wausau Cleaners	no listing	no listing	no listing
<b>Former Melvin Doser Residential Property</b>	<b>1814</b>	Making Waves Beauty Salon	Making Waves Beauty Salon	Family Affair Hair Desings/ Jean Suckow	Family Affair Hair Desings/ Jean Suckow	Keith Smith	no listing for 1814
<b>M &amp; J's</b>	<b>1815</b>		no 1815 address 1817 & 1818 M & J's	1815 identified as vacant 1818 identified as M & J's	Paul Schultz 1818 M & J's Auto Supply Co. Inc.	Dennis Schiller	Mrs Elma Burger 1818 M & J's Auto Supply Co. Inc.
<b>Little Caesars</b>	<b>1819</b>		Little Caesars	Dinner Bell Smorgasboard	vacant	Quality Machine Sales woodworking Equipment	Quality Machine Sales woodworking Equipment
<b>Subway</b>			Dinner Bell Smorgasboard Wausau Vacuum				

**Notes:**

All address information has been collected from Historical City Directories at the Marathon County Library.  
All addresses are on Stewart Avenue. All addresses are on Stewart Avenue.

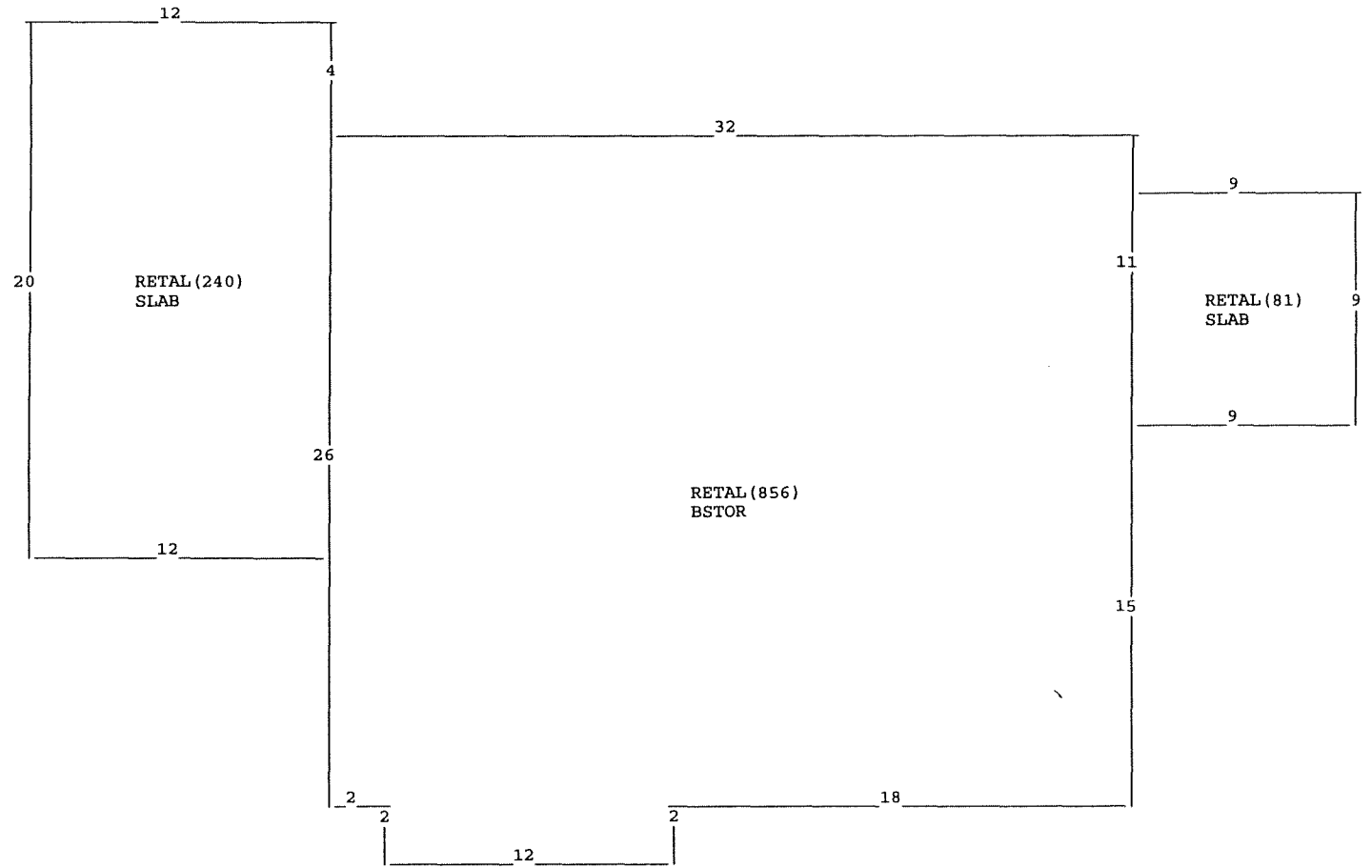
**Appendix B  
Table A3  
Historical Use Property Search  
Property Records 1965-1954**

Current Name	Address	1965	1960	1956	1954
<b>Day's Bowl-A-Dome</b>	<b>1715</b>	Day's Bowl-A-Dome	Day's Bowl-A-Dome	1700 Stewart Ave. - Day's	no listing beyond 17th Ave
<b>Stettin Mutual</b>	<b>1708</b>	Stettin Mutual	Stettin Mutual Brite Spot Drive-In Rest.	Stettin Mutual Brite Spot Drive-In Rest.	no listing beyond 17th Ave
<b>Deffner Law Office</b>	<b>1803</b>	no 1803 address listing 1804 - West Hill Gift & Garden Surburban Rexall Drug	no 1803 address listing 1804 - West Hill Gift & Garden West Hill Floral Melvin Doser	1804 - West Hill Gift & Garden	
<b>Former Melvin Doser Commercial Property</b>	<b>1806</b>	Bernard Wiernasz	no listing	no listing	no listing beyond 17th Ave
	<b>1808</b>	vacant	Tastee Freez Dairy bar	no listing	
<b>Former Melvin Doser Residential Property</b>	<b>1814</b>	no listing	no listing	no listing	no listing beyond 17th Ave
<b>M &amp; J's</b>	<b>1815</b>	Lawrence Burger	Lawrence Burger	no listing	
<b>Little Caesars Subway</b>	<b>1819</b>	International Harvester Sales & Service Implement Dealer	McCormick Farm Equipment	McCormick Farm Equipment	McCormick Farm Equipment

*Notes:*

All address information has been collected from Historical City Directories at the Marathon County Library.  
All addresses are on Stewart Avenue.

STYLE COMM BLDG NO. 001  
 GroupCode: COM  
 Bldg Use : RETAL Retail Store  
 Perimeter: 0169  
 Stories : 02 Minimum entry for Group  
 Quality : AV Average  
 Roof Type: GBL Gable  
 Ext Wall : WDS Wood Siding  
 Int Fin : ACF Low cost, frame  
 Rms/Units: 0002  
 Baths/RR : 000  
 Air Cond : NONE None  
 Heating : NA Included In Base  
 Frame : D Wood/steel frame  
 Elev Adj : NON None  
 Story Hgt: 08  
 Act Year : 1939  
 Rem Year : 1987  
 Eff Year : 1939  
 Condition: AV Average  
 Depr Tab : 41  
 Pct Depr : 080  
 Obs Code : NA None  
 Func Obs : 000  
 Econ Obs : 000  
 Override\$: 000.00  
 Appraiser:  
 Appr Date:  
 TOT LIV UNITS #EFF  
 001 000  
 #1BR #2BR #3BR  
 001 000 000  
 Pct Compl:



AREA	GR AREA	PCT	AJ AREA	
BSTOR	856	100	856	Basement storage
RETAL	1177	100	1177	Retail Store building
SLAB	321	8	26	Slab
APT	624	100	624	Apartments in mixed use

1814 STEWART AVE  
 WAUSAU

TOTAL 2978 2683

Owner Address:  
CHARLES & MARY A GHIDORZI  
HOLDINGS LLC  
2100 STEWART AVE STE 300  
WAUSAU, WI 54401

Parcel History:

YEAR	USE	VBY	LAND JUST	LAND CLASS	BLDG VALUE	MISC VALUE	CAMA VALUE	Ent Code
2003	2	O	92,100	0	38,600	0	130,700	0
2002	2	I	92,100	0	38,600	0	130,700	0
2001	2	O	100,400	0	28,100	2,200	130,700	0
2000	2	O	100,400	0	28,100	2,200	130,700	0
1999	2	O	100,400	0	30,300	0	130,700	0
1998	2	O	100,400	0	30,300	0	130,700	0
1997	2	O	100,400	0	30,300	0	130,700	0
1996	2	I	100,400	0	30,300	0	130,700	0
1995	2	O	60,200	0	42,000	0	102,200	0
1994	2	C	60,200	0	42,000	0	102,200	0

LAND VALUE	92,100
MISC VALUE	0
BLDG VALUE	38,600
CAMA VALUE	0
TOTAL VALUE	130,700
VALUE BY	OVERRIDE

Parcel Address:  
1814 STEWART AVE  
WAUSAU

NBHD 000205.00

Legal Description:  
PT OF SW SE SEC 27-29-07  
COM 30' N & 666.12' E OF SW  
COR SD FORTY N 257' S 71  
DEG 30 MIN W TO PT WHICH IS

Comparable Sales:

MO/YEAR	SALE PRICE	BUILT	HTAREA	TOT VAL	PARCEL ID
No Comparable Sales Selected					

Factors: L100 M100 B100

Parcel Data:  
Appraiser : NSG  
Appr Date :  
Prop Use : 2  
Schl Dist : W00  
TID : 00  
Entrance : 0  
Nbhd Code : 000205.00  
Value By : I  
Class Code: 2  
Historical:

Sales History:

GRANTOR NAME	BOOK/PAGE	SL DATE	QL	VI	SALE PRICE
DOSER MARIEN P, & W/2907-274	136 /7606	03/04	A	I	210,000
	M550 /577	03/73	N	I	27,000

Building Values:

Permits History:

PERM ID#	ISSUE DT	TYPE	DESCRIPTION	AMOUNT
S230			SIGN NON-LIGHTED SIGN	770
6279			CALT GAR TO OFFICE	4,000

Miscellaneous Information:

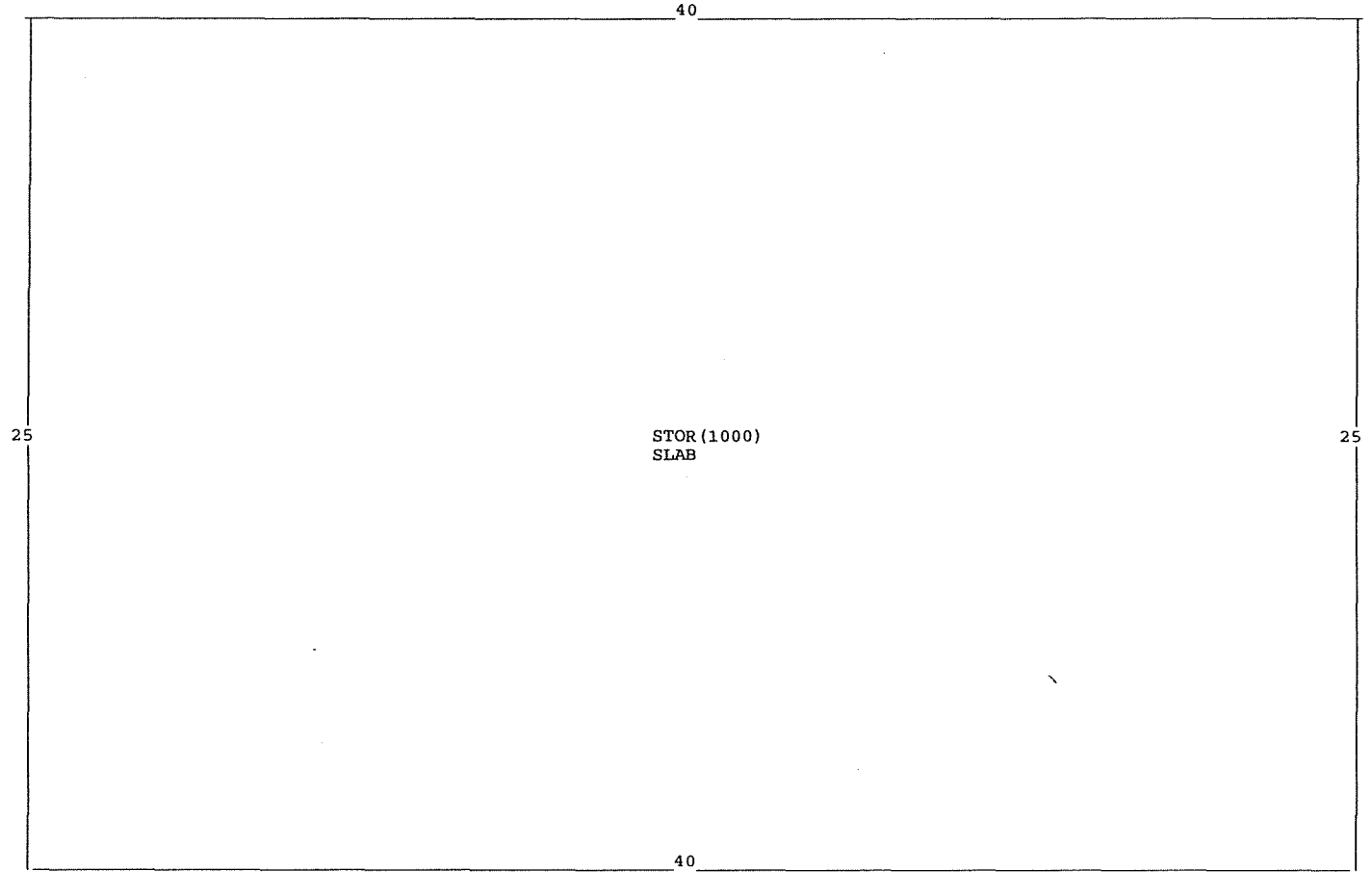
REC	BLDG	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	EYB
1		PAV3/2AV	3"Asphalt 2"bas	.00	.00	1820.00	1980

Land Information:

REC	LUSE	DESCRIPTION	ZONING	FRONTAGE	DEPTH	UNITS	TP	ADJ CODES
1	260	Commercial	IB	.00	.00	18427.00	S	

City of Wausau  
Assessment Department  
407 Grant Street  
Wausau, WI 54403  
Phone: (715) 261-6600

STYLE COMM BLDG NO. 002  
 GroupCode: IND  
 Bldg Use : STOR Storage Warehouse  
 Perimeter: 0130  
 Stories : 01  
 Quality : AV Average  
 Roof Type: SHD Shed  
 Ext Wall : MP Metal Panels  
 Int Fin : ACF Average cost, frame  
 Rms/Units: 0000  
 Baths/RR : 000  
 Air Cond : NONE None  
 Heating : NO None  
 Frame : S Metal frame  
 Elev Adj : NON None  
 Story Hgt: 12  
 Act Year : 1980  
 Rem Year : 0000  
 Eff Year : 1980  
 Condition: AV Average  
 Depr Tab : 41  
 Pct Depr : 022  
 Obs Code : NA None  
 Func Obs : 000  
 Econ Obs : 000  
 Override\$: 000.00  
 Appraiser:  
 Appr Date:  
 TOT LIV UNITS #EFF  
 000 000  
 #1BR #2BR #3BR  
 000 000 000  
 Pct Compl:



AREA	GR AREA	PCT	AJ AREA	
SLAB	1000	8	80	Slab
STOR	1000	100	1000	Storage warehouse

TOTAL 2000 1080

1814 STEWART AVE  
 WAUSAU

Owner Address:  
CHARLES & MARY A GHIDORZI  
HOLDINGS LLC  
2100 STEWART AVE STE 300  
WAUSAU, WI 54401

LAND VALUE 92,100  
MISC VALUE 0  
BLDG VALUE 38,600  
CAMA VALUE 0  
TOTAL VALUE 130,700  
VALUE BY OVERRIDE

Parcel Address:  
1814 STEWART AVE  
WAUSAU

NBHD 000205.00

Factors: L100 M100 B100

Legal Description:  
PT OF SW SE SEC 27-29-07  
COM 30' N & 666.12' E OF SW  
COR SD FORTY N 257' S 71  
DEG 30 MIN W TO PT WHICH IS

Parcel Data:  
Appraiser : NSG  
Appr Date :  
Prop Use : 2  
Schl Dist : W00  
TID : 00  
Entrance : 0  
Nbhd Code : 000205.00  
Value By : I  
Class Code: 2  
Historical:

Sales History:

GRANTOR NAME BOOK/PAGE SL DATE QL VI SALE PRICE

Building Values:

Permits History:

PERM ID# ISSUE DT TYPE DESCRIPTION AMOUNT

Miscellaneous Information:

REC BLDG CODE DESCRIPTION LENGTH WIDTH UNITS EYB

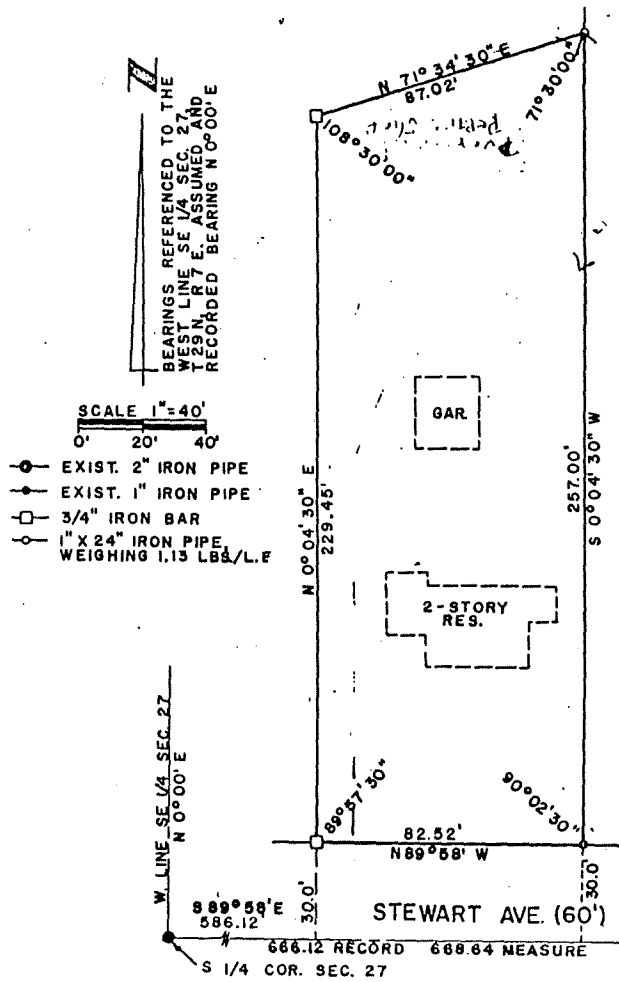
Land Information:

REC LUSE DESCRIPTION ZONING FRONTAGE DEPTH UNITS TP ADJ CODES

City of Wausau  
Assessment Department  
407 Grant Street  
Wausau, WI 54403  
Phone: (715) 261-6600

CERTIFIED SURVEY MAP

Part of the East 1/4 of the West 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin.



B070908001

(OVER FOR DESCRIPTION)

CERTIFIED SURVEY MAP

Of Part of the East ¼ of the West ¼ of the Southwest ¼ of the Southeast ¼ of Section 27, Township 29 North, Range 7 East, Town of Stettin, Marathon County Wisconsin.

I, Edwin R. Abendroth, registered land surveyor, hereby certify:

That I have surveyed, divided and mapped part of the East ¼ of the West ¼ of the Southwest ¼ of the Southeast ¼ of Section 27, Township 29 North Range 7 East, Town of Stettin, Marathon County, Wisconsin, described as follows: That part of the East half of the West half of the Southwest quarter of the Southeast quarter (E½ W½ S.W.¼ S.E.¼) of Section twenty-seven (27), Township twenty-nine (29) North, of Range seven (7) East, described as follow:

Commencing at the one-quarter (¼) section corner between Sections twenty-seven (27) and thirty-four (34), township and range aforesaid, and running thence East along the section line between said Sections twenty-seven (27) and thirty-four (34) a distance of six hundred sixty-six and twelve one-hundredths (666.12) feet, and thence North parallel with the West line of said Southwest quarter (SW¼) of the Southeast quarter (SE¼) a distance of thirty (30) feet more or less to the North boundary line of old State Highway 29, said point being marked by a one and one-quarter (1-1/4) inch iron pipe and being the point of beginning of the parcel hereby intended to be conveyed. From said point of beginning running thence North parallel with the West line of said Southwest quarter (SW¼) of the Southeast quarter (SE¼) a distance of two hundred fifty-seven (257) feet said point being marked by a one and one-quarter (1-1/4) inch iron pipe; thence at an angle of 71°30' in a Southwesterly direction to a point which intersects with a line running North and South parallel with and five hundred eighty-six and twelve one-hundredths (586.12) feet East of the West line of said Southwest quarter (SW¼) of the Southeast quarter (SE¼); thence South on a line parallel with said West line to the North boundary line of old State Highway 29 and thence East along the North line of old State Highway 29 a distance of eighty (80) feet more or less to the point of beginning.

That I have made such survey, land division and plat by the direction of Ken Schreiber.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

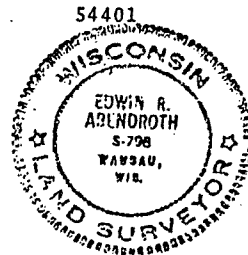
That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulation of the Town of Stettin, in surveying, dividing, and mapping the same.

Dated this 12th day of January, 1973.

  
RLS NO. S-798

Prepared by:  
WEN AYRES & ASSOCIATES  
445 Merrill Avenue  
ausau, Wisconsin 54401

Prepared for:  
Mr. Ken Schreiber  
Security Realtors, Incorporated  
2118 Grand Avenue  
Wausau, Wisconsin 54401





TYPE COMM BLDG NO. 001  
 GroupCode: COM Commercial Group  
 Bldg Use: RETAL Retail Store  
 Perimeter: 0308  
 Stories: 01  
 Quality: AV Average  
 Roof Type: GBL Gable  
 Wall: CB Concrete Block  
 Floor: ACF Low cost, frame  
 Units: 0000  
 Chs/RR: 000  
 Cond: NA Included in base  
 Rating: NA Included In Base  
 Frame: D Wood/steel frame  
 Elev Adj: NON None  
 Dry Hgt: 10  
 Year: 1960  
 In Year: 1981  
 E Year: 1970  
 Condition: AV Average  
 Roof Tab: OD  
 Depr: 035  
 Code: NA None  
 Obs: 000  
 On Obs: 000  
 Override\$: 000.00  
 Appraiser:  
 Appr Date:  
 LIV UNITS #EFF  
 0 000  
 BR #2BR #3BR  
 0 000 000  
 Compl:

AREA	GR AREA	PCT	AJ AREA
SLAB	4896	8	392
RETAL	4896	100	4896

LAND VALUE	94,900
MISC VALUE	1,700
BLDG VALUE	83,400
CAMA VALUE	200,300
TOTAL VALUE	180,000
VALUE BY	OVERRIDE

APPRAISER	NSG
APPR DATE	11/01/01
PROP USE	COMM
Schl Dist	W00
NBHD	000205.00
L100 M100 B100	

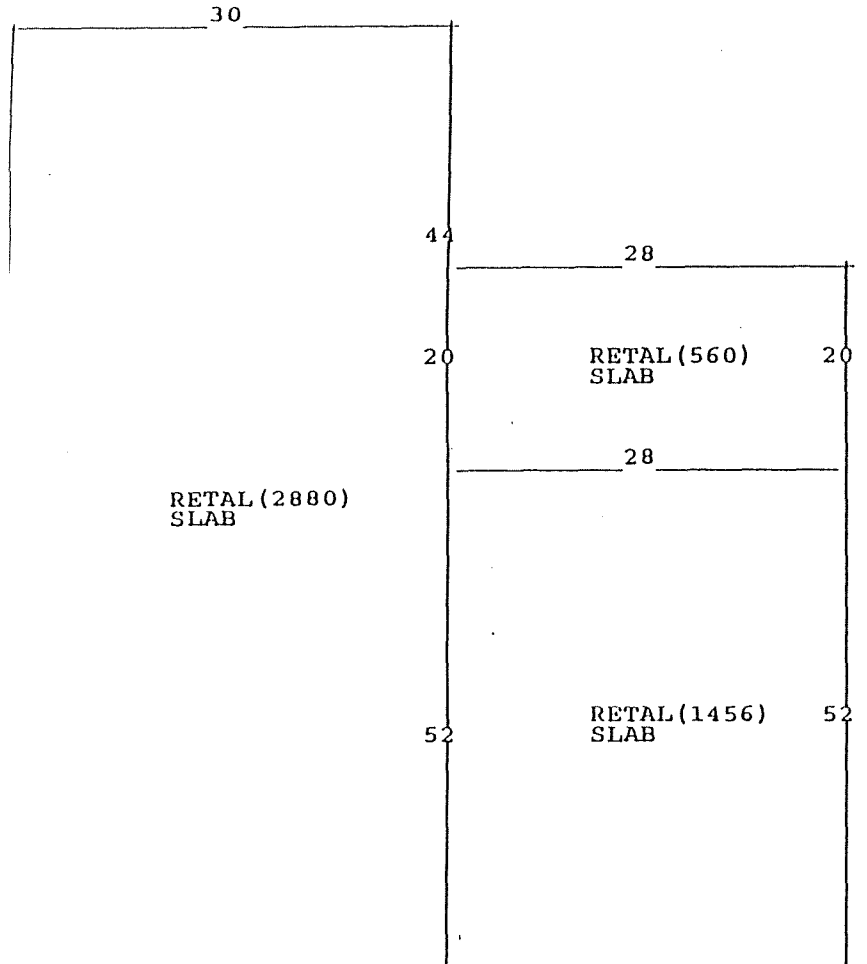
SFLA/SQFT	4,896
RCN	159,523
PCT DEPR	35.00
OBSOL	0
BUILDING	103,700
BOOK PAGE DATE OS	SALE PRC
124 9011 0901 XI	0
0781 NI	150000

PROPERTY NOTES :  
 WAS CAMELOT CLEANERS - NOW VACANT

PERMIT NO	TYPE	DATE	AMOUNT

C	BLDG	CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMNT	VALUE
1		PAV3/2AV	3"Asphalt 2"bas	.00	.00	2552.00	1.30	1960	OD	60	.00	1700
											MISC TOTAL	1700

C	LUSE	DESC	ZONING	FRONTAGE	DEPTH	UNITS	TP	ACRES	PRICE	AJ PRICE	VALUE
1	260	Commercial	IB	.00	.00	18980.00	S	.44	5.00	5.00	94900
										LAND TOTAL	94900



3; RETAL (U44L30D96R30U52) SLAB; RETAL (U20R28D20L28) SLAB; RETAL (R28D52L28U52)

Document No.

### AWARD OF DAMAGES

6.22.08 Wis. State  
RECORS LPA 507

This award of damages is made pursuant to a relocation order of the Condemnor dated May 26, 1999, and filed in the office of the County Clerk of Marathon County, for the improvement of Stewart Avenue, in Marathon County.

The Condemnor having determined it necessary to acquire, for the purpose set forth in and in accordance with said relocation order, a parcel of real estate and/or rights therein as hereinafter set forth, in which the following persons have an interest:

James R. Silverwood  
c/o Attorney Dale M. Eaton  
500 Third Street, Suite 202  
Wausau, WI 54403

Marlen P. Doser  
c/o Attorney Robert D. Reid  
P.O. Box 8063  
Wausau, WI 54402-8063

Jeffrey J. Drach  
500 Third Street, Suite 202  
Wausau WI 54403

Patrick Chrouser d/b/a-  
Pat Chrouser Real Estate  
P.O. Box 1712  
Wausau, WI 54402-1712

Marie Silverwood  
c/o Attorney Dale M. Eaton  
500 Third Street, Suite 202  
Wausau, WI 54403

Maurice A. Kryshak  
113 North 11th Avenue  
Wausau, WI 54401

Valley Construction, Inc.  
3702 East Hamilton Street  
Wausau, WI 54403

Marathon County Treasurer  
Courthouse  
500 Forest Street  
Wausau, WI 54403

The interest acquired by this award is a permanent limited highway easement and a temporary limited easement (SEE ATTACHED LEGAL DESCRIPTION).

Said parcel of real estate and/or interests therein will be occupied by the Condemnor or its agent on February 11, 2000.

The Condemnor having complied with all jurisdictional requirements pursuant to law, hereby makes this award of damages to the above persons having an interest in said parcel of real estate in the sum of Seventeen Thousand Nine Hundred and 00/100 Dollars (\$17,900.00), for the acquisition of said parcel of real estate and/or interests therein as set forth.

The foregoing compensation is made without consideration of the impacts of pollutants, contaminants or hazardous substances on the fair market value of the subject property either before or after the taking in the assessment of damages. It is understood that the above named Condemnee will be fully responsible for rendering the subject property free of all identifiable pollutants, contaminants and hazardous substances. The City of Wausau reserves the right to take legal action against the Condemnee and/or his heirs to recover damages, testing costs and remediation costs attributable to any hazardous substances found on or within the subject property after said acquisition. This easement shall run with the land and shall be binding on all grantees, assignees, and heirs in perpetuity.

The Condemnee shall send a copy of the DNR or D COMM closure report to the City of Wausau when site remediation is completed. At such time, this Easement shall be converted to Fee Simple interest with no additional compensation to the Condemnee.

1197793  
CITY OF WAUS/SILVERWOOD  
REGISTER'S OFFICE  
MARATHON COUNTY, WI  
FEB 11 2000 3:26 PM

*Michael J. Sydow*

REGISTER

COPY

Recording Area

Name and Return Address

Office of City Attorney  
407 Grant Street, Wausau, WI 54403  
(\$14 Charge to City of Wausau)

PIN: 37.291.4.2907.274.0975

Dated this 11th day of February, 2000.

1197795 . .

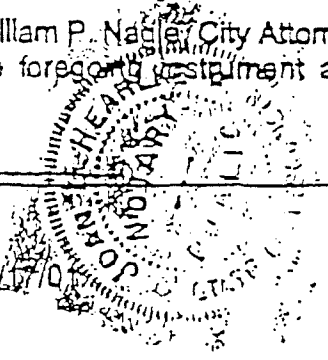
CITY OF WAUSAU BY:

William P. Nagle  
William P. Nagle, City Attorney

STATE OF WISCONSIN )  
                                  ) ss.  
COUNTY OF MARATHON )

Personally came before me this 11th day of February, 2000, the above named William P. Nagle, City Attorney for the City of Wausau, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Joan L. Heahike  
Joan L. Heahike  
Notary Public, Wisconsin  
My commission expires 6/17/10



MARATHON CO. TREASURER → 82515759  
10.345 024

MARIEN P. DOSER (Land Contract Vendor)  
JAMES R. SILVERWOOD (Land Contract Vendee)

Parcel 13

Project 8989-01-20

- 0/202

Highway Easement (H.E.) In and to the following tract of land in the City of Wausau, Marathon County, State of Wisconsin, being a part of Lot 1 of the Certified Survey Map recorded in Vol. 1, Page 202 of Marathon County Records, being located in the SW ¼ of the SE ¼, Section 27, Township 29 North, Range 7 East, described as follows:

The South 20.00 feet of said Lot 1.

Said parcel contains <sup>.03 AC</sup> 1175 square feet, more or less, exclusive of land previously acquired or now held for highway purposes.

Also a temporary limited easement (T.L.E.) for construction purposes, including such purpose the right to operate necessary equipment thereon, the right of ingress and egress, as required for such public purpose. Said T.L.E. shall be a strip of land described as follows:

The North 25.00 feet of the South 45.00 feet of said Lot 1, excluding therefrom any portion within the existing building structure(s) on said property.

Said easement contains 1426 square feet, more or less.

This easement is to terminate upon completion of the project for which this Instrument is given.

CERTIFIED SURVEY MAP

I, Edwin R. Abendroth, registered land surveyor, hereby certify:

That I have surveyed, divided and mapped part of the West 1/2 of the East 1/2 (W 1/2 of the E 1/2) of the Southwest 1/4 of the Southeast 1/4 (SW 1/4 of the SE 1/4) of Section Twenty-seven (27), Township Twenty-nine (29), Range Seven (7) East, lying north of the north right-of-way of old S. T. H. 29 and south of the south right-of-way of relocated S. T. H. 29; more particularly described as follows: Commencing at the South 1/4 corner of said Section 27; thence S89°-58'E, 668.64 feet; thence N 0°-04'-30"E, 30.0 feet to the point of beginning; thence continuing N 0°-04'-30"E, 355.39 feet; thence S69°-24'-30"E, 62.88 feet; thence S66°-58'-00"E, 63.90 feet; thence S62°-52'-00"E, 127.82 feet; thence S 0°-09'-30"W, 249.83 feet; thence N89°-58'W, 230.22 feet to the point of beginning; Town of Stettin, Marathon County, Wisconsin.

That I have made such survey, land division and plat by the direction of M. A. Dosser owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

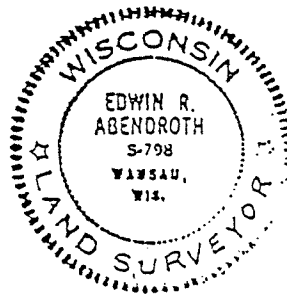
That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Stettin, in surveying, dividing and mapping the same.

Dated this 25th day of November, 1969.

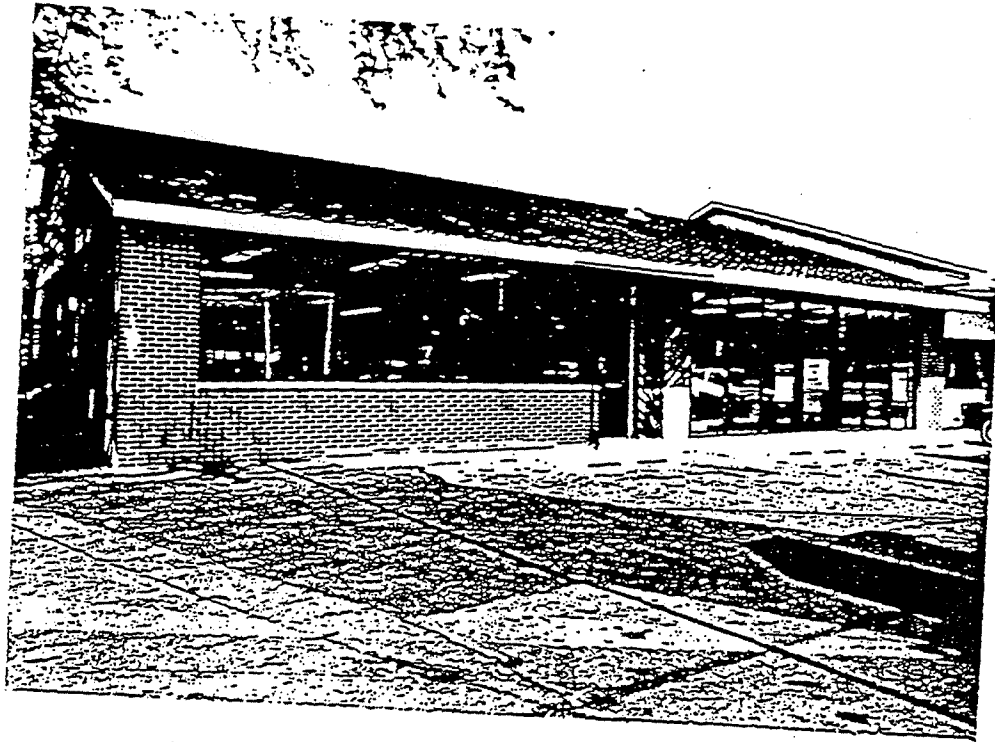
Edwin R. Abendroth  
RLS No. S-798

Prepared by:  
OWEN AYRES & ASSOCIATES  
221 Scott Street  
Wausau, Wisconsin 54401

Prepared for:  
M. A. DOSER  
2921 Polzer Drive  
Wausau, Wisconsin 54401





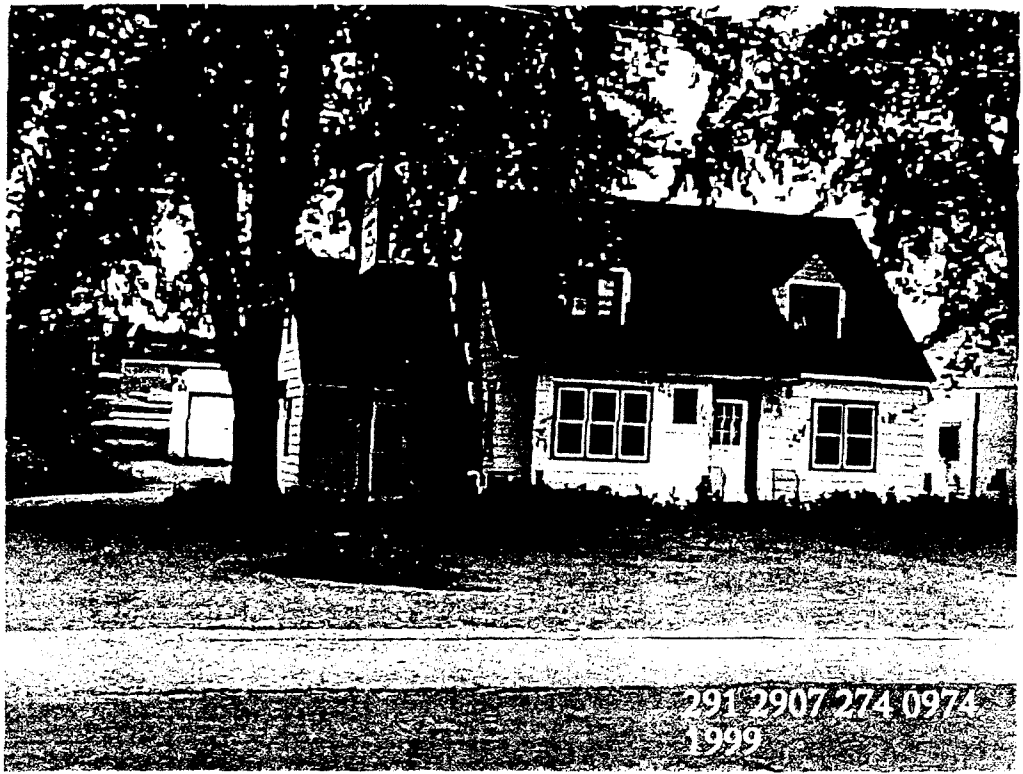


1808 Stewart Ave.

2907-274-975

PT. OF SW SE SEC 27-29-07  
LOT 1 OF CSM VDL 1 PG 202





291 2907 274 0974  
1999

1987



1814 Stewart Ave.

2907-274-974

PT OF SW SE SEC 21-20-01  
 COM 30' N 8 69d.12' E OF SW COR  
 SE FORTY N 257' S 71 00' 30 MIN  
 W TO PT WHICH IS 2 1/2' E OF W  
 LN OF SE FORTY S E 1/4 LN OF RAY

STYLE COMM BLDG NO. 001  
 GroupCode: COM Commercial Group  
 Bldg Use : RETAL Retail Store  
 Perimeter: 0324  
 Stories : 01  
 Quality : AV Average  
 Roof Type: GBL Gable  
 Ext Wall : CB Concrete Block  
 Int Fin : ACF Low cost, frame  
 Rooms/Units: 0000  
 Baths/RR : 000  
 Air Cond : NA Included in base  
 Heating : NA Included in Base  
 Frame : D Wood/steel frame  
 Lev Adj : NON None  
 Story Hgt: 10  
 Bt Year : 1960  
 Em Year : 0000  
 Eff Year : 1960  
 Condition: AV Average  
 Epr Tab : OD  
 Ct Depr : 040  
 Bsc Code : NA None  
 Unc Obs : 000  
 Con Obs : 000  
 Override\$: 000.00  
 Appraiser:  
 Appr Date:  
 OT LIV UNITS #EFF  
 00 000  
 1BR #2BR #3BR  
 00 000 000  
 Ct Compl:

AREA	GR AREA	PCT	AJ AREA
RETAL	6040	100	6040
SLAB	320	8	26
CAN	320	100	320
BSTOR	468	100	468

LAND VALUE	85,900
MISC VALUE	800
BLDG VALUE	119,300
CAMA VALUE	206,000
TOTAL VALUE	206,300
VALUE BY	Income

APPRaiser	NSC
APPR DATE	
PROP USE	COMM
Schl Dist	W00
NBHD	000205.00
L100 M100 B100	

SFLA/SQFT	6,040
RCN	198,870
PCT DEPR	40.00
OBSOL	0
BUILDING	119,300
BOOK PAGE DATE QS SALE PRC	
11 1511 XI	0

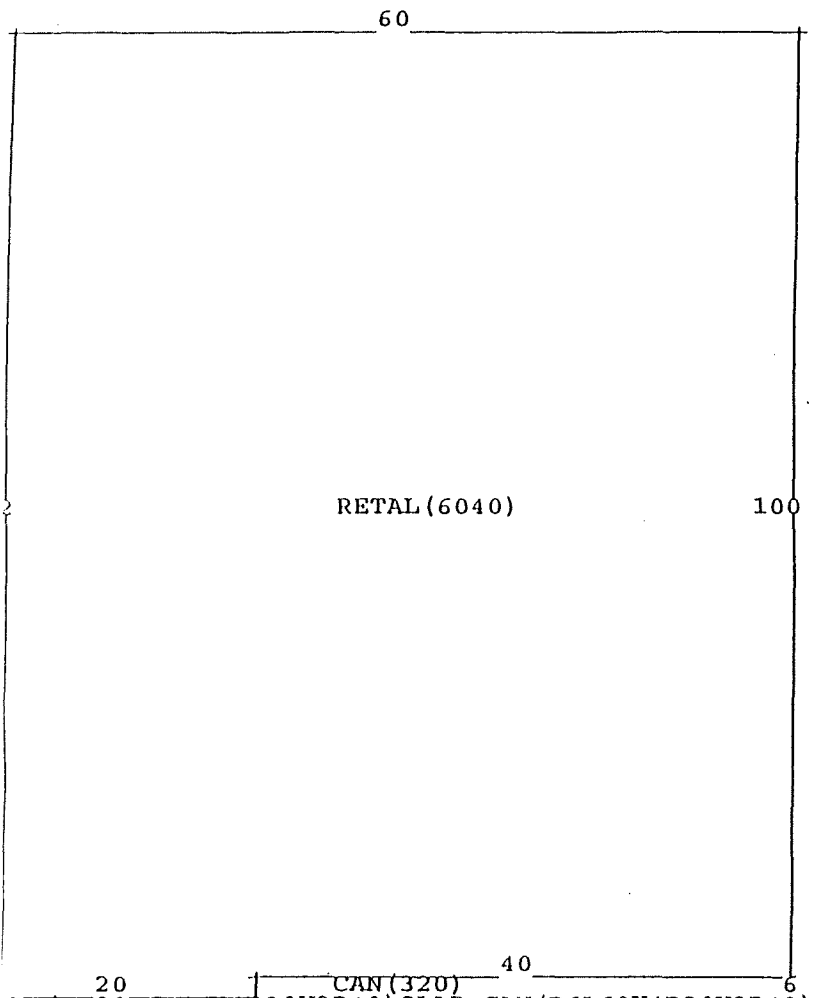
PROPERTY NOTES :

WAS BLOSSOM & BOWS

PERMIT NO	TYPE	DATE	AMOUNT
S416	SIGN	0998	100
S137	SIGN	0997	3900
4650	RAZE	0886	0

EC	BLDG	CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMNT	VALUE
1		PAV3/2AV	3"Asphalt 2"bas	.00	.00	1960.00	1.30	1960	OD	75	.00	800
											MISC TOTAL	800

EC	LUSE	DESC	ZONING	FRONTAGE	DEPTH	UNITS	TP	ACRES	PRICE		AJ PRICE	VALUE
1	260	Commercial	IB	.00	.00	17176.00	S	.39	5.00	1 1	5.00	85900
											LAND TOTAL	85900



AL(U100L50DI02R20U2R40) SLAB; CAN (D6L60U4R20U2R40) BSTOR (468)

AWARD OF DAMAGES

S. 32.05 Wis. Stat.  
RE3003 LPA 3/97

This award of damages is made pursuant to a relocation order of the Condemnor dated May 26, 1999, and filed in the office of the County Clerk of Marathon County, for the improvement of Stewart Avenue, in Marathon County.

The Condemnor having determined it necessary to acquire, for the purpose set forth in and in accordance with said relocation order, a parcel of real estate and/or rights therein as hereinafter set forth, in which the following persons have an interest: Marien P. Doser

The interest acquired by this award is a permanent limited highway easement and a temporary limited easement (SEE ATTACHED LEGAL DESCRIPTION).

Said parcel of real estate and/or interests therein will be occupied by the Condemnor or its agent on February 11, 2000.

The Condemnor having complied with all jurisdictional requirements pursuant to law; hereby makes this award of damages to the above persons having an interest in said parcel of real estate in the sum of Twenty-five Thousand and 00/100 Dollars (\$25,000.00), for the acquisition of said parcel of real estate and/or interests therein as set forth.

The foregoing compensation is made without consideration of the impacts of pollutants, contaminants or hazardous substances on the fair market value of the subject property either before or after the taking in the assessment of damages. It is understood that the above named Condemnee will be fully responsible for rendering the subject property free of all identifiable pollutants, contaminants and hazardous substances. The City of Wausau reserves the right to take legal action against the Condemnee and/or her heirs to recover damages, testing costs and remediation costs attributable to any hazardous substances found on or within the subject property after said acquisition. This easement shall run with the land and shall be binding on all grantees, assignees, and heirs in perpetuity.

The Condemnee shall send a copy of the DNR or D COMM closure report to the City of Wausau when site remediation is completed. At such time, this Easement shall be converted to Fee Simple interest with no additional compensation to the Condemnee.

Dated this 11th day of February, 2000.

CITY OF WAUSAU BY:

*William P. Nagle*  
\_\_\_\_\_  
William P. Nagle, City Attorney

STATE OF WISCONSIN )  
                                  ) ss.  
COUNTY OF MARATHON )

Personally came before me this 11th day of February, 2000, the above named William P. Nagle, City Attorney for the City of Wausau, to me known to be the person who executed the foregoing instrument and acknowledged the same.

*Joan L. Heahlke*  
\_\_\_\_\_  
Joan L. Heahlke  
Notary Public, Wisconsin  
My commission expires 6/17/01.

1197794  
CITY OF WAUSAU/MOSHER  
REGISTER'S OFFICE  
MARATHON COUNTY, WI  
FEB 11 2000 3:26 PM

*Michael J. Sydow*

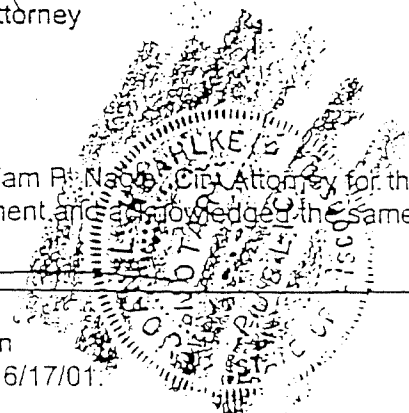
REGISTER

Recording Area

Name and Return Address

Office of City Attorney  
407 Grant Street, Wausau, WI 54403  
(\$12 Charge to City of Wausau)

PIN: 37.291.4.2907.274.0976 ✓



MARIEN P. DOSER

Parcel 14

Project 6999-01-20

-01202  
Highway Easement (H.E.) in and to the following tract of land in the City of Wausau, Marathon County, State of Wisconsin, being a part of Lot 2 of the Certified Survey Map recorded in Vol. 1, Page 202 of Marathon County Records, being located in the SW ¼ of the SE ¼, Section 27, Township 29 North, Range 7 East, described as follows:

BEGINNING at the Southwest corner of said Lot 2; thence, along the Westerly line of said Lot 2, N 00° 11' 14" W, 20.00 feet; thence N 89° 39' 45" E, 25.89 feet; thence N 58° 47' 32" E, 38.87 feet to the Easterly line of said Lot 2; thence, along said Easterly line, S 00° 11' 14" E, 22.93 feet; thence S 30° 28' 10" W, 19.81 feet to the Southerly line of said Lot 2; thence, along said Southerly line, S 89° 39' 45" W, 49.10 feet to the POINT OF BEGINNING.

Said parcel contains 1430 square feet, more or less, exclusive of land previously acquired or now held for highway purposes.

Also a temporary limited easement (T.L.E.) for construction purposes, including such purpose the right to operate necessary equipment thereon, the right of ingress and egress, as required for such public purpose. Said T.L.E. shall be a strip of land described as follows:

COMMENCING at said Southwest corner of Lot 2; thence, along the Westerly line of said Lot 2, N 00° 11' 14" W, 20.00 feet to the POINT OF BEGINNING; thence, continuing along said Westerly line, N 00° 11' 14" W, 25.00 feet; thence N 89° 39' 45" E, 54.20 feet; thence N 00° 11' 14" W, 69.80 feet; thence S 87° 53' 03" E, 5.00 feet to the Easterly line of said Lot 2; thence, along said Easterly line, S 00° 11' 14" E, 74.64 feet; Thence S 58° 47' 32" W, 38.87 feet; thence S 89° 39' 45" W, 25.89 feet to the POINT OF BEGINNING, excluding therefrom any portion within the existing building structure(s) on said property.

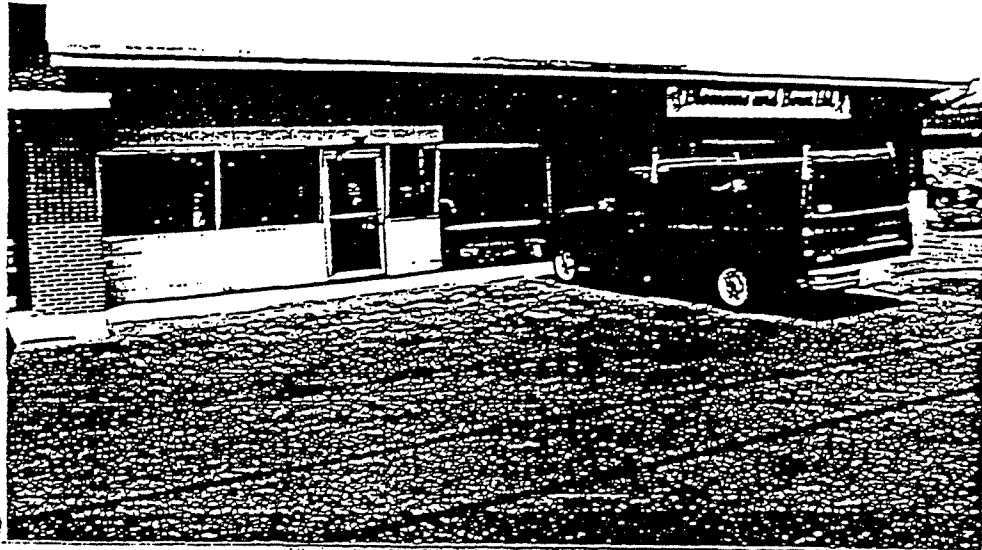
Said easement contains 1202 square feet, more or less.

This easement is to terminate upon completion of the project for which this instrument is given.

98041.23

02/01/00

1137794



1806  
1804 Stewart Ave.

2907-274-470

PT. OF SEC. 27-29-07  
LOT 2 OF 63. VOL 147 802

01 2907.341.0973 59.342907. 2. 37. .

ROGER LANG LC  
SUSAN LANG LC  
FREDERICK A LANG LCH  
PATRICIA LANG LCH  
1710 GARFIELD AVE WAUSAU 54401

PT OF NW NE SEC 34-29-7  
COM 658' E 170' S OF NW CCR OF SD  
FOURTY S TO N LN OF  
208' 30' E 139' N TO SEE  
E 10' N 85' S 139' TO SEE

.54 A

01 2907.341.0943 59.342907. 2. 38. .

THOMAS C SEEHAFFER  
DANIEL L SEEHAFFER  
1711 STEWART AVE WAUSAU 54401  
MS31-158

PT OF NW NE SEC 34-29-7 S  
HALF OF THAT PT OF N 40  
RODS OF SD FORTY LYG E OF S  
60 RODS

01 2907.341.0944 59.342907. 2. 39. .

DAYS BOWL-A-DOME INC  
1715 STEWART AVE WAUSAU 54401  
0344-423

PT OF NW NE SEC 34-29-7 N  
346' OF E 170' OF - CCR  
660.3' E S 30' S OF NW CCR  
OF SD FORTY S TO N LN OF  
GARFIELD AVE E 350' N TO S  
LN OF HWY 29' S 330' TO  
SEE EX VOL 4880-4881

1.10 A

01 2907.341.0955 59.342507. 2. 40. .

THOMAS C SEEHAFFER  
DANIEL L SEEHAFFER  
505 S 18TH AVE WAUSAU 54401  
1198628(ST) MS31-158

PT OF NW NE SEC 34-29-7 S  
60' OF N 346' OF E 170' OF  
- COM 660.3' E S 30' S OF  
NW CCR OF SD FORTY S TO N  
LN OF GARFIELD AVE E 350' N  
TO S LN OF HWY 29' S 330' TO  
SEE EX VOL 4880-4881

.13 A

01 2907.341.0957 59.342907. 2. 41. .

THOMAS C SEEHAFFER  
DANIEL L SEEHAFFER  
507 S 18TH AVE WAUSAU 54401  
1198628(ST) MS31-158

PT OF NW NE SEC 34-29-7 COM  
660.3' E S 30' S OF NW CCR  
OF SD FORTY S 230' E 160' S  
96' E 35' TO SEE E 135' S  
78' N 155' N 78' TO SEE EX  
CCC #1198628(ST)

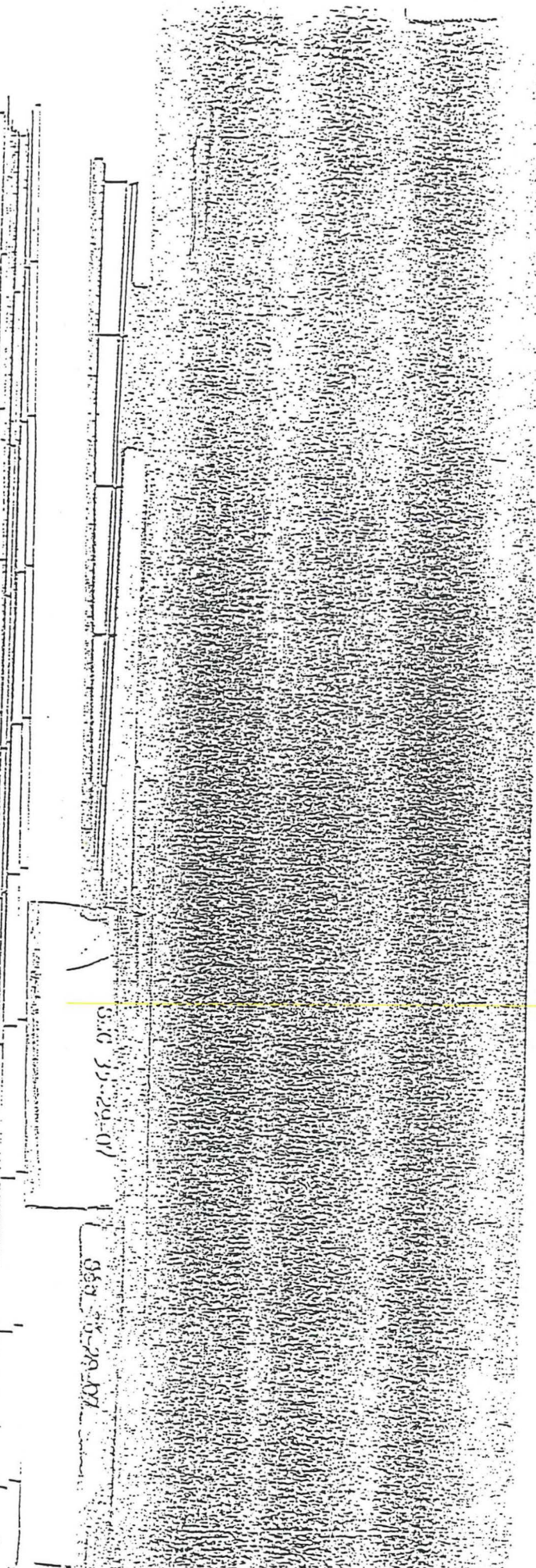
.21 A

S.C. 34-29-07

S.C. 34-29-07



<p>01 2907.341.0944 59.342907. 2. 50. .</p> <p>COJA HER MAYMEE S HER 536 S 18TH AVE WAUSAU 54401 M793-649</p>	<p>PT OF NW NE SEC 34-29-7 CDP</p> <p>660.3' E &amp; 30' S OF NW CCR S 346' TO POB E 145' N TO PT 391.5' N OF N LN C/P N GARFIELD AVE W 145' N TO BEG 32A</p>
<p>01 2907.341.0955 59.342907. 2. 51. .</p> <p>ROBERT S POPELKA SARAH J POPELKA 504 S 18TH AVE WAUSAU 54401 M665-57</p>	<p>PT OF NW NE SEC 34-29-7 CDP</p> <p>765.3' E &amp; 30' S OF NW CCR OF SD FORTY S 250' W 105' S 98' E 145' N 98' E 15' N 250' W 55' TO BEG EX E 55' OF N 190' EX LOT #2 CSM VOL 7/130 A/D/3 LOT #1 NE CCR</p>
<p>01 2907.341.0945 59.342907. 2. 52. .</p> <p>ROGER L DEFFNER 1800 STEWART AVE WAUSAU 54401 1195339(ST) M728-8740</p>	<p>PT OF NW NE SEC 34-29-7 BEG</p> <p>820.3' E &amp; 30' S OF NW CCR OF SD FORTY W 55' S 250' W 105' S 96' E 85' N 76' E 75' N 270' TO POB A/D/A LOTS 1 &amp; 2 CSM VOL 7 PG 130 EX DOC #1195339(ST)</p>
<p>01 2907.341.0946 59.342907. 2. 53. .</p> <p>GEORGE L GEISLER (TRUSTEE) 1807 STEWART AVE WAUSAU 54401 1198844(ST) M522-180</p>	<p>PT OF NW NE SEC 34-29-7 CDP</p> <p>660.3' E &amp; 30' S OF NW CCR OF SD FORTY S ALG E LN OF BURGER PCL 250' E 105' W 250' TO S LN OF HWY 29 W 105' TO BEG EX DOC #</p>
<p>01 2907.341.0948 59.342907. 2. 54. .</p> <p>GEORGE L GEISLER (TRUSTEE) 1817 STEWART AVE WAUSAU 54401 1198844(ST) M522-180</p>	<p>PT OF NW NE SEC 34-29-7 CDP</p> <p>VOL 3 PG 117 EX CSM VOL 13 PG 229 2.23A</p>
<p>01 2907.341.0947 59.342907. 2. 55. .</p> <p>H &amp; J SPORTS INC 1815 STEWART AVE WAUSAU 54401 M395-780</p>	<p>PT OF NW NE SEC 34-29-7 PCL</p> <p>1 OF CSM VOL 13 PG 229 3.35A</p>



SEC 28-29-07

40-62-22-07

40-62-13-07

SEC 29-28-07

SEC 30-29-07

40-62-13-07

40-62-13-07

40-62-13-07

40-62-13-07

01 2907.274.0993 59.272907. 15. 6. .  
EMBASSY PARTNERS  
306 S 17TH AVE WAUSAU 54401  
1200166

PT OF SW SE SEC 27-29-7 PCL  
#2 AS SHN CM CSM VOL 2 PG  
135

01 2907.274.0982 59.272907. 15. 7. .  
CASH LLC  
1704 STEWART AVE WAUSAU 54401  
M729-18PR M343-705

PT OF E1/4 SW1/4 SE1/4 SEC  
27-29-07 THAT PT OF W 100'  
OF E 237.4' OF E1/4 SW1/4  
SE1/4 LYG S OF NEW HWY -29-  
EX S 30' ALSO BEG AT SE COR  
OF SD PCL NLY 71.7' S 60'  
DEG E 27.15' SLY 38' TO SLY  
31.78' TO BEG

01 2907.274.0981 59.272907. 15. 8. .  
CASH LLC  
1706 STEWART AVE WAUSAU 54401  
M729-18PR M166-269

PT OF E1/4 SW1/4 SE1/4 SEC  
27-29-07 COM 237.4' W OF  
SE COR OF SD FCRTY N 327.5'  
W 100' TO W LN OF E1/4 SE  
FORTY S 327.5' E 100' TO  
BEG EX HWY .43A

01 2907.274.0980 59.272907. 15. 9. .  
WAUSAU STETTIN MUTUAL INS CO  
1708 STEWART AVE WAUSAU 54401  
1710 STEWART AVE WAUSAU 54401  
0401-608

PT OF SW SE SEC 27-29-07  
COM AT INCTN OF E LN OF  
W1/2 E1/2 SD FCRTY & W LN  
OF HWY -29- W 105' N 120' E  
105' TO PT 120' N OF BEG S  
TO BEG EX E 2.2' (HWY) .28A  
CSM VOL 8 PG 234

01 2907.274.0979 59.272907. 15. 10. .  
MELVIN A OUSER  
MARIEN OUSER  
1712 STEWART AVE WAUSAU 54401  
M199-219

PT OF SW SE SEC 27-29-07  
THAT PT OF W1/2 E1/2 SW SE  
LYG S OF NEW HWY -29- EX  
VOL 4010-606 EX CSM VOL 1  
PG 202 CSM VOL 8 PG 234

01 2907.274.0976 59.272907. 15. 11. .  
MARIEN P OUSER  
1304 STEWART AVE WAUSAU 54401  
1306 STEWART AVE WAUSAU 54401  
1115116EAS=HNT M563-870

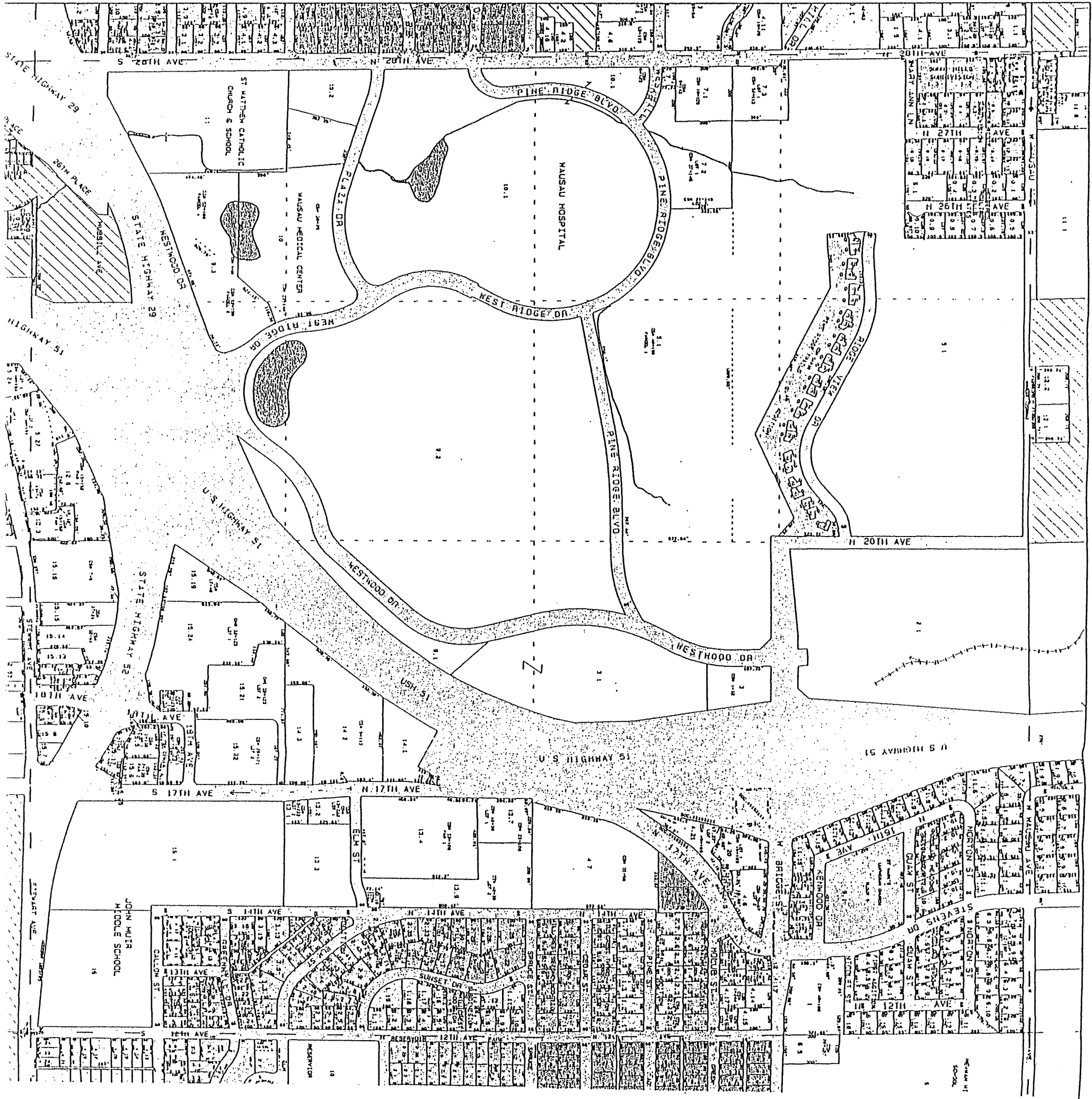
PT OF SW SE SEC 27-29-07  
LOT 2 OF CSM VOL 1 PG 202

01 2907.274.0975 59.272907. 15. 12. .  
JAMES R SILVERWOOD  
1308 STEWART AVE WAUSAU 54401  
1249011 M334-1188

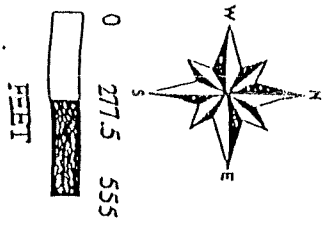
PT OF SW SE SEC 27-29-07  
LOT 1 OF CSM VOL 1 PG 202

01 2907.274.0974 59.272907. 15. 13. .  
MARIEN P OUSER  
1314 STEWART AVE WAUSAU 54401  
M530-577

PT OF SW SE SEC 27-29-07  
COM 30' N E 686.12' E OF SW  
COR SD FCRTY N 257' S 71'  
DEG 30 MIN W TO PT WHICH IS  
586.12' E OF W LN OF SE  
FCRTY S TO W LN OF HWY -29-  
1.40' TO BEG

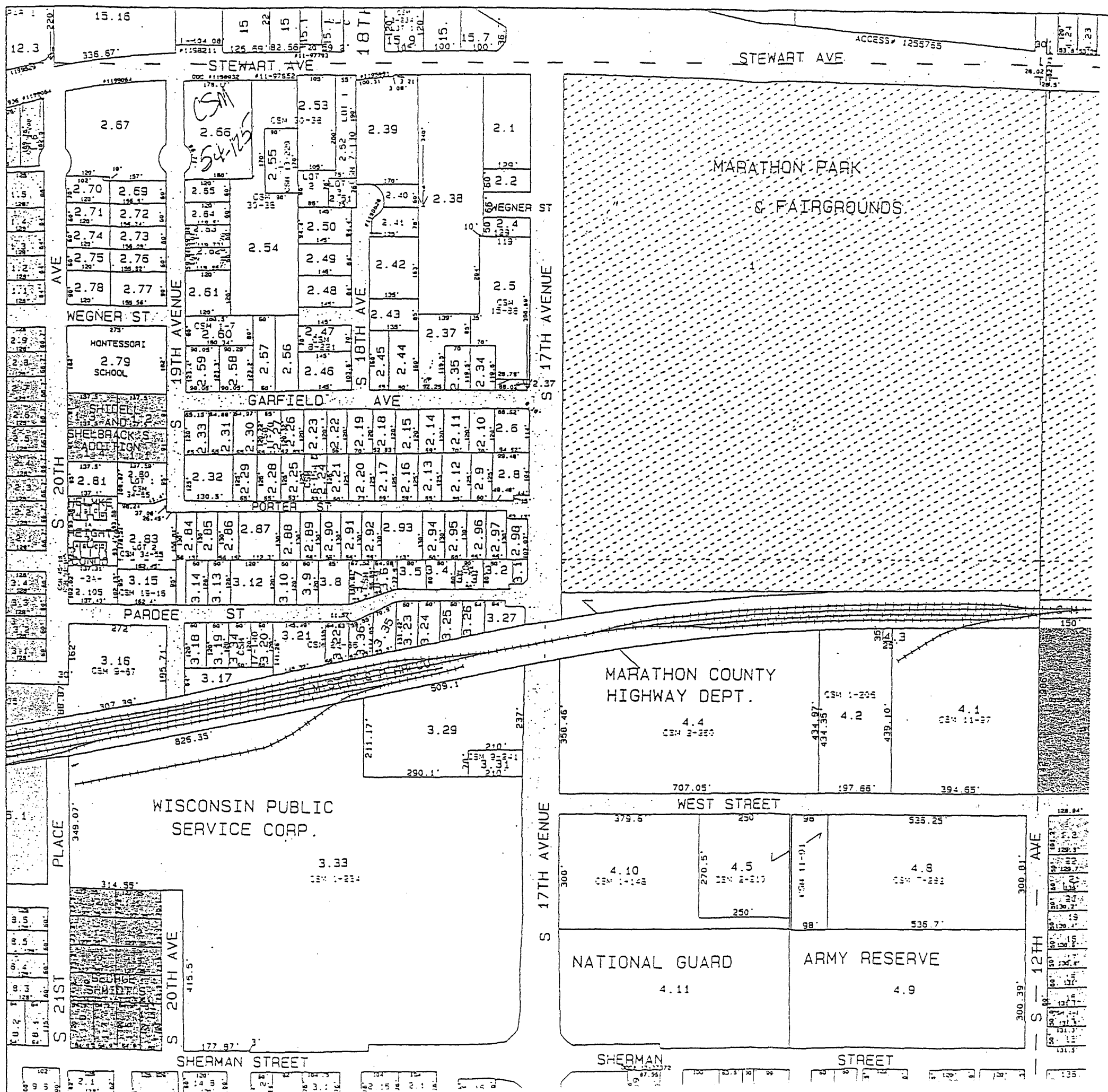


MAP DATE: 11/18/02  
 is NOT a Legal Survey Document.  
 is current interpretation of  
 Parcel Status.

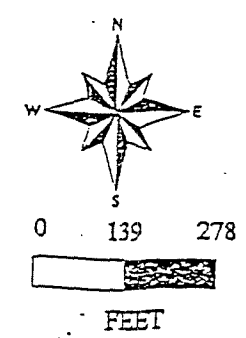


# C-WAUSAU

# SECTION-27 T29N-R07E



C-WAUSAU  
 NE 1/4 of  
 T29N-R07E SECTION-34



MAP DATE: 09/09/02  
 is NOT a Legal Survey Document.  
 is current interpretation of  
 Parcel Status.

**APPENDIX C**

**AERIAL PHOTOGRAPHS OF THE SITE**



Former Melvin Doser Commercial Property  
1802-1804 Stewart Avenue, Wausau, WI

Appendix C (Figure 1) Aerial View of Subject Property  
REI Job Number 2551

April 9, 2004

F:\REI\PROJ\2500-2599\2551\Reports\1804 Phase I\2551P1App C.xls\Figure 1



Former Melvin Doser Commercial Property  
1802-1804 Stewart Avenue, Wausau, WI

Appendix C (Figure 2)  
REI Job Number 2551

Aerial View of Subject Property

April 9, 2004

F:\REI\PROJ\2500-2599\2551\Reports\1804 Phase I\2551P1App C.xls\Figure 2



Former Melvin Doser Commercial Property  
1802-1804 Stewart Avenue, Wausau, WI

Appendix C (Figure 3)  
REI Job Number 2551

Aerial View of Subject Property

April 9, 2004  
F:\REI\PROJ\2500-2599\2551\Reports\1804 Phase 1\2551P1App C.xls\Figure 3



**Environmental FirstSearch  
Site Information Report**

**Request Date:** 03-22-04  
**Requestor Name:** Matthew W. Rahn  
**Standard:** ASTM

**Search Type:** COORD  
**Job Number:** 2551  
**Filtered Report**

**TARGET ADDRESS: 1804 STEWART AVE  
 WAUSAU WI 54401**

*Demographics*

<b>Sites:</b> 44	<b>Non-Geocoded:</b> 6	<b>Population:</b> NA
<b>Radon:</b> -0.1 - 32.9 PCI/L		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
<b>Longitude:</b>	-89.657984	-89:39:29	<b>Easting:</b>	290354.372
<b>Latitude:</b>	44.958976	44:57:32	<b>Northing:</b>	4981613.306
			<b>Zone:</b>	16

*Comment*

**Comment:** 1804 STEWART AVENUE

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 0 Mile(s)				<b>Services:</b>																																			
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Topographical Maps</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>			Requested?	Date	Sanborns	No		Aerial Photographs	No		Topographical Maps	No		City Directories	No		Title Search	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																																			
	Requested?	Date																																					
Sanborns	No																																						
Aerial Photographs	No																																						
Topographical Maps	No																																						
City Directories	No																																						
Title Search	No																																						
Municipal Reports	No																																						
Online Topos	No																																						

**Environmental FirstSearch**  
**Sites Summary Report**

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**TOTAL:** 44      **GEOCODED:** 38      **NON GEOCODED:** 6      **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
8	RCRAGN	STEWART AVE CITY OF WAUSAU WID113516009/LGN	1808 STEWART AVE WAUSAU WI 54401	0.01 NE	1
11	OTHER	WAUSAU CLEANERS 0237000054	1808 W STEWART AVE WAUSAU WI 54401	0.01 NE	1
1	NFRAP	WAUSAU CLEANERS WID988566071/NFRAP-N	1808 WEST STEWART STREET WAUSAU WI 54401	0.01 NE	1
29	LUST	M & J SPORTS 0337000369	1818 W STEWART AVE WAUSAU WI 54401	0.01 NW	9
13	UST	M & J SPORTS INC 106543	1818 W STEWART AVE WAUSAU WI 54401	0.01 NW	9
6	RCRAGN	M AND J SPORTS WI0000127498/SGN	1818 W STEWART AVE WAUSAU WI 54401	0.01 NW	9
5	RCRAGN	M & J SPORTS INC WIR000039321/VGN	1815 W STEWART AVE WAUSAU WI 54401	0.01 SE	8
2	RCRAGN	AMERICAN ASPHALT OF WI PORTABLE PLT WID981536147/SGN	1803 W STEWART AVE WAUSAU WI 54401	0.02 SE	3
3	RCRAGN	AMERICAN ASPHALT OF WISCONSIN WID068321686/SGN	1803 W STEWART ST WAUSAU WI 54401	0.02 SE	3
23	LUST	DAYS BOWL-A-DOME 0337000248	1715 STEWART AVE WAUSAU WI 54401	0.11 SE	20
19	UST	RUSSELL DAY 621190	1715 STEWART AVE WAUSAU WI 54401	0.11 SE	20
18	UST	RUSSELL DAY 68289	1715 STEWART AVE WAUSAU WI 54401	0.11 SE	20
15	UST	MILTON SEEHAFFER 111866	514 S 19TH ST WAUSAU WI 54401	0.11 SW	18
9	OTHER	CTL 0237000202	1708 & 1711 W STEWART AVE WAUSAU WI 54401	0.12 NE	13
4	RCRAGN	HORAKS AUTO CENTER WID982631186/VGN	1706 STEWART AVE WAUSAU WI 54401	0.12 NE	5
24	LUST	HORAKS AUTO CENTER 0337000701	1706 STEWART AVE WAUSAU WI 54401	0.12 NE	5
12	UST	JACK E HORAK 88860	1706 STEWART AVE WAUSAU WI 54401	0.12 NE	5
20	UST	STANLEY E BEILKE 133881	1708 W STEWART AVE WAUSAU WI 54401	0.12 NE	13
16	UST	PAUL SCHUETT 144002	1703 W STEWART AVE WAUSAU WI 54401	0.12 SE	19
14	UST	MARY A RUBOW 108709	518 S 19TH AVE WAUSAU WI 54401	0.13 SW	17
33	LUST	RIISER MOBIL MART 0337000239	2007 W STEWART AVE WAUSAU WI 54401	0.14 SW	12

## Environmental FirstSearch Sites Summary Report

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**TOTAL:** 44      **GEOCODED:** 38      **NON GEOCODED:** 6      **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
7	RCRAGN	RIISER MOBIL MART WID988611950/VGN	2007 W STEWART AVE WAUSAU WI 54401	0.14 SW	12
10	OTHER	RIISER MOBIL MART 0237000618	2007 W STEWART AVE WAUSAU WI 54401	0.14 SW	12
17	UST	RIISER OIL CO INC 123921	2007 W STEWART AVE WAUSAU WI 54401	0.14 SW	12
22	LUST	AMOCO SERVICE STATION #10063 0337000537	300 S 17TH AVE WAUSAU WI 54401	0.20 NE	15
38	LUST	ZASTROW PROPERTY 0337000714	604 S 17TH AVE WAUSAU WI 54401	0.22 SE	16
36	LUST	SHOPKO SITE 0337000114	200 S 17TH AVE WAUSAU WI 54401	0.26 NE	4
32	LUST	MENARDS 0337000841	HWY 51 & 29 WAUSAU WI 54401	0.28 NW	10
34	LUST	RIISER OIL CO BULK PLT 0337000111	5506 MUNICIPAL ST WAUSAU WI 54401	0.29 SW	11
35	LUST	RISER OIL CO INC 0337209546	709 S 20TH AVE WAUSAU WI 54401	0.29 SW	11
21	LUST	29 SUPER FOODS 0337001087	110 S 17TH AVE WAUSAU WI 54401	0.33 NE	2
28	LUST	LAMERS BUS SERVICE 0337185046	111 S 17TH AVE WAUSAU WI 54401	0.33 NE	7
27	LUST	LAMERS BUS SERVICE 0337274151	111 S 17TH AVE WAUSAU WI 54401	0.33 NE	7
26	LUST	LAILAW TRANSIT INC 0337000730	730 S 17TH AVE WAUSAU WI 54401	0.34 SE	6
30	LUST	MARATHON CNTY GARAGE 0337000221	1430 WEST ST WAUSAU WI 54401	0.42 SE	14
37	LUST	SKI INN HOTEL & CONFERENCE CENTER 0337001089	201 N 17TH AVE WAUSAU WI 54401	0.43 NE	23
31	LUST	MARATHON CNTY LIBRARY 0337000102	1305 WEST ST WAUSAU WI 54401	0.48 SE	22
25	LUST	K MART STORE 7475 0337000218	W STEWART AVE WAUSAU WI 54401	0.51 SW	21

***Environmental FirstSearch  
Sites Summary Report***

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**TOTAL:** 44      **GEOCODED:** 38      **NON GEOCODED:** 6      **SELECTED:** 0

<b>ID</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>Map ID</b>
39	SWL	CTY WAUSAU-WWTP-OLD FILL SITE SW002048	531 ADRIAN ST WAUSAU WI 54401	NON GC	
40	SWL	GENE ROETS (DEMO) SW002049	MERRILL AVE WAUSAU WI 54401	NON GC	
43	UST	GHIDORZI CONSTRUCTION CO LLC 660004	5304 W STEWART AVE WAUSAU WI 54401	NON GC	
44	UST	LEROY T SCHOEPKE 637342	T5640 COUNTY HIGHWAY W WAUSAU WI 54401	NON GC	
41	SWL	LOED CORP SW002053	738 S 10TH AVE WAUSAU WI 54401	NON GC	
42	SWL	SNE CORP. (PENTACHLOROPHENOL) SW002058	910 CLEVELAND AV WAUSAU WI 54401	NON GC	

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

RCRA GENERATOR SITE

**SEARCH ID:** 8

**DIST/DIR:** 0.01 NE

**MAP ID:** 1

**NAME:** STEWART AVE CITY OF WAUSAU  
**ADDRESS:** 1808 STEWART AVE  
WAUSAU WI 54401  
MARATHON  
**CONTACT:**

**REV:** 4/19/01  
**ID1:** WID113516009  
**ID2:**  
**STATUS:** LGN  
**PHONE:**

**SITE INFORMATION**

**UNIVERSE NAME:**

LGN: GENERATES MORE THAN 1000 KG/MONTH OF HAZARDOUS WASTE

**SIC INFORMATION:**

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**









**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

CERCLIS NFRAP			
<b>SEARCH ID:</b> 1	<b>DIST/DIR:</b> 0.01 NE	<b>MAP ID:</b> 1	
<b>NAME:</b> WAUSAU CLEANERS	<b>REV:</b> 2/9/04	<b>ID1:</b> WID988566071	
<b>ADDRESS:</b> 1808 WEST STEWART STREET WAUSAU WI 54401 MARATHON	<b>ID2:</b> 0505733	<b>STATUS:</b> NFRAP-N	
<b>CONTACT:</b>	<b>PHONE:</b>		
<b>DESCRIPTION:</b>			
<b>ACTION/QUALITY</b>	<b>AGENCY/RPS</b>	<b>START/RAA</b>	<b>END</b>
ARCHIVE SITE	EPA In-House		01-05-1990
DISCOVERY	State, Fund Financed		05-18-1988
PRELIMINARY ASSESSMENT High	State, Fund Financed		06-23-1988
SITE INSPECTION NFRAP (No Futher Remedial Action Planned)	State, Fund Financed		01-05-1990



**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 29

**DIST/DIR:** 0.01 NW

**MAP ID:** 9

**NAME:** M & J SPORTS  
**ADDRESS:** 1818 W STEWART AVE  
WAUSAU WI 54401  
MARATHON

**REV:** 3/8/04  
**ID1:** 0337000369  
**ID2:** 03-37-000369  
**STATUS:**  
**PHONE:**

**CONTACT:**

**ENVIRONMENTAL IMPACT**

**IMPACT DESCRIPTION:** SOIL CONTAMINATION  
**IMPACT COMMENTS:** SOIL CONTAMINATION

**SUBSTANCE**













*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

RCRA GENERATOR SITE

**SEARCH ID:** 3

**DIST/DIR:** 0.02 SE

**MAP ID:** 3

**NAME:** AMERICAN ASPHALT OF WISCONSIN  
**ADDRESS:** 1803 W STEWART ST  
WAUSAU WI 54401  
MARATHON  
**CONTACT:** JAMES BERGACKER

**REV:** 2/9/04  
**ID1:** WID068321686  
**ID2:**  
**STATUS:** SGN  
**PHONE:** 7158422045

**SITE INFORMATION**

**UNIVERSE TYPE:**

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

**SIC INFORMATION:**

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**













*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

OTHER SITE

**SEARCH ID:** 9

**DIST/DIR:** 0.12 NE

**MAP ID:** 13

**NAME:** CTL  
**ADDRESS:** 1708 & 1711 W STEWART AVE  
WAUSAU WI  
MARATHON

**REV:** 1/1/04  
**ID1:** 0237000202  
**ID2:** 02-37-000202  
**STATUS:**  
**PHONE:**

**CONTACT:**

SUBSTANCE

ACTION

**DATE:** 05/13/1993  
**ACTION:** ACTIVITY CLOSED  
**COMMENTS:**

**DATE:** 05/13/1993  
**ACTION:** NOTIFICATION  
**COMMENTS:**



**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**RCRA GENERATOR SITE**

**SEARCH ID:** 4

**DIST/DIR:** 0.12 NE

**MAP ID:** 5

**NAME:** HORAKS AUTO CENTER  
**ADDRESS:** 1706 STEWART AVE  
WAUSAU WI 54401  
MARATHON  
**CONTACT:** JACK HORAK

**REV:** 2/9/04  
**ID1:** WID982631186  
**ID2:**  
**STATUS:** VGN  
**PHONE:** 7158489177

**SITE INFORMATION**

**UNIVERSE TYPE:**

CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

**SIC INFORMATION:**

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 24                                      **DIST/DIR:** 0.12 NE                                      **MAP ID:** 5

<b>NAME:</b>	HORAKS AUTO CENTER	<b>REV:</b>	3/8/04
<b>ADDRESS:</b>	1706 STEWART AVE	<b>ID1:</b>	0337000701
	WAUSAU WI 54401	<b>ID2:</b>	03-37-000701
	MARATHON	<b>STATUS:</b>	
<b>CONTACT:</b>		<b>PHONE:</b>	

**SITE INFORMATION**

**FID NUMBER:** 737096140  
**ACTIVITY NAME:** HORAK STATION #2  
**PRIORITY:** HIGH  
**RISK:** 1  
**START DATE:** 12/04/1991  
**END DATE:** 06/23/1998  
**DNR REGION:** WEST CENTRAL REGION  
**FACILITY ACRES:**  
**QUARTER QUARTER SECTION:**  
**QUARTER SECTION:**  
**SURVEY SECTION:**  
**SURVEY TOWNSHIP:**  
**SURVEY RANGE:**  
**DNR JURISDICTION:** N  
**FILE LOCATION:** WIR/DR  
**ELIGIBLE FOR PECFA FUNDS:** Y  
**DRY CLEANER:**  
**CO-CONTAMINATION:**  
**AST AT SITE:** N  
**COMMERCE DATABASE TRACKED:** Y

**ACTION**

**ARCHIVED DATA AS OF 6/7/02**

<b>PROJ MANAGER:</b>	DAVID ROZEBOOM	<b>ACTIVITY NAME:</b>	HORAK STATION #2
<b>FACILITY NO:</b>	737096140	<b>PRIORITY:</b>	HIGH
<b>RISK:</b>	HIGH	<b>RISK DATE:</b>	12/01/1999
<b>COMM JURISDICTION:</b>	N	<b>DRY CLEANER:</b>	N
<b>Q SECTION:</b>		<b>QQ SECTION:</b>	
<b>RANGE:</b>		<b>SURVEY SECTION:</b>	
<b>SURVEY TOWNSHIP:</b>		<b>SURVEY RANGE:</b>	

**RESPONSIBLE PARTY**

**COMPANY:** HORAK S SERVICE STATION  
**ADDRESS:** 1706 STEWART AVE  
WAUSAU WI 54401

**MAIL ADDRESS:**

**CONSULTANT INFORMATION**

- Continued on next page -

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 24

**DIST/DIR:** 0.12 NE

**MAP ID:** 5

**NAME:** HORAKS AUTO CENTER  
**ADDRESS:** 1706 STEWART AVE  
WAUSAU WI 54401  
MARATHON

**REV:** 3/8/04  
**ID1:** 0337000701  
**ID2:** 03-37-000701  
**STATUS:**  
**PHONE:**

**CONTACT:**

**ENVIRONMENTAL IMPACT**

**IMPACT DESCRIPTION:** SOIL CONTAMINATION  
**IMPACT COMMENTS:** SOIL CONTAMINATION

**IMPACT DESCRIPTION:** GROUNDWATER CONTAMINATION  
**IMPACT COMMENTS:** GROUNDWATER CONTAMINATION

**SUBSTANCE**

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 12                      **DIST/DIR:** 0.12 NE                      **MAP ID:** 5

**NAME:** JACK E HORAK                      **REV:** 1/30/04  
**ADDRESS:** 1706 STEWART AVE              **ID1:** 88860  
                 WAUSAU WI 54401                      **ID2:**  
                 MARATHON                              **STATUS:**  
**CONTACT:**                                      **PHONE:**

**SITE INFORMATION**

**TOTAL NUMBER OF TANKS:** 8

**TANK INFORMATION:**

<b>REG OBJECT ID:</b>	288607	<b>WANG OBJECT ID:</b>	371700405
<b>FIRE ID:</b>	3717	<b>CUST ID:</b>	320440
<b>OBJECT TYPE:</b>	UST	<b>TANK STATUS:</b>	CLOSED/REMOVED
<b>STATUS DATE:</b>	11/30/1991	<b>CONTENT:</b>	UNLEADED GASOLINE
<b>GALLONS:</b>	10000	<b>OCCUPANCY:</b>	GAS/RETAIL SALES
<b>MARKETER:</b>	Y	<b>FED REGULATED:</b>	Y
<b>MUNI NAME:</b>	WAUSAU	<b>MUNI TYPE:</b>	CITY
<b>OWNER TYPE:</b>	PRIVATE		

**OWNER:** JACK E HORAK  
1706 STEWART AVE  
WAUSAU WI 54401

<b>REG OBJECT ID:</b>	288601	<b>WANG OBJECT ID:</b>	371700399
<b>FIRE ID:</b>	3717	<b>CUST ID:</b>	320440
<b>OBJECT TYPE:</b>	UST	<b>TANK STATUS:</b>	CLOSED/REMOVED
<b>STATUS DATE:</b>	12/05/1991	<b>CONTENT:</b>	FUEL OIL
<b>GALLONS:</b>	250	<b>OCCUPANCY:</b>	GAS/RETAIL SALES
<b>MARKETER:</b>	Y	<b>FED REGULATED:</b>	N
<b>MUNI NAME:</b>	WAUSAU	<b>MUNI TYPE:</b>	CITY
<b>OWNER TYPE:</b>	PRIVATE		

**OWNER:** JACK E HORAK  
1706 STEWART AVE  
WAUSAU WI 54401

<b>REG OBJECT ID:</b>	288602	<b>WANG OBJECT ID:</b>	371700400
<b>FIRE ID:</b>	3717	<b>CUST ID:</b>	320440
<b>OBJECT TYPE:</b>	UST	<b>TANK STATUS:</b>	CLOSED/REMOVED
<b>STATUS DATE:</b>	03/20/1986	<b>CONTENT:</b>	WASTE/USED MOTOR OIL
<b>GALLONS:</b>	250	<b>OCCUPANCY:</b>	GAS/RETAIL SALES
<b>MARKETER:</b>	Y	<b>FED REGULATED:</b>	Y
<b>MUNI NAME:</b>	WAUSAU	<b>MUNI TYPE:</b>	CITY
<b>OWNER TYPE:</b>	PRIVATE		

**OWNER:** JACK E HORAK  
1706 STEWART AVE  
WAUSAU WI 54401

- Continued on next page -







***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 16

**DIST/DIR:** 0.12 SE

**MAP ID:** 19

**NAME:** PAUL SCHUETT  
**ADDRESS:** 1703 W STEWART AVE  
WAUSAU WI 54401  
MARATHON

**REV:** 1/30/04  
**ID1:** 144002  
**ID2:**  
**STATUS:**  
**PHONE:**

**CONTACT:**

SITE INFORMATION

**TOTAL NUMBER OF TANKS:** 2

TANK INFORMATION:

<b>REG OBJECT ID:</b>	289654	<b>WANG OBJECT ID:</b>	371702099
<b>FIRE ID:</b>	3717	<b>CUST ID:</b>	351838
<b>OBJECT TYPE:</b>	UST	<b>TANK STATUS:</b>	CLOSED/REMOVED
<b>STATUS DATE:</b>	11/04/1993	<b>CONTENT:</b>	FUEL OIL
<b>GALLONS:</b>	3000	<b>OCCUPANCY:</b>	OTHER
<b>MARKETER:</b>	N	<b>FED REGULATED:</b>	N
<b>MUNI NAME:</b>	WAUSAU	<b>MUNI TYPE:</b>	CITY
<b>OWNER TYPE:</b>	PRIVATE		

**OWNER:** PAUL SCHUETT  
2703 RIB MOUNTAIN WY  
WAUSAU WI 54401

<b>REG OBJECT ID:</b>	289074	<b>WANG OBJECT ID:</b>	371701261
<b>FIRE ID:</b>	3717	<b>CUST ID:</b>	329394
<b>OBJECT TYPE:</b>	UST	<b>TANK STATUS:</b>	CLOSED/REMOVED
<b>STATUS DATE:</b>	06/10/1988	<b>CONTENT:</b>	FUEL OIL
<b>GALLONS:</b>	500	<b>OCCUPANCY:</b>	MERCANTILE/COMMERCIAL
<b>MARKETER:</b>	N	<b>FED REGULATED:</b>	N
<b>MUNI NAME:</b>	WAUSAU	<b>MUNI TYPE:</b>	CITY
<b>OWNER TYPE:</b>	PRIVATE		

**OWNER:** JOHN ZELL  
21710 MARY LYNN DR  
WAUKESHA WI 53186







## Environmental FirstSearch Site Detail Report

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

### LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 33

**DIST/DIR:** 0.14 SW

**MAP ID:** 12

**NAME:** RIISER MOBIL MART  
**ADDRESS:** 2007 W STEWART AVE  
WAUSAU WI 54401  
MARATHON

**REV:** 3/8/04  
**ID1:** 0337000239  
**ID2:** 03-37-000239  
**STATUS:**  
**PHONE:**

**CONTACT:**

**DATE:** 12/26/2003  
**ACTION:** DATE GROUNDWATER REGISTRY FEE RECEIVED  
**COMMENTS:**

**ACTION DESC:** Date Fee received for Closed Remediation Groundwater Site Registry

**DATE:** 12/26/2003  
**ACTION:** CLOSURE REVIEW REQUEST RECEIVED WITH FEE  
**COMMENTS:**

**ACTION DESC:** Date the closure review request is received and a fee paid for DNR review.

**DATE:** 12/16/2003  
**ACTION:** MISCELLANEOUS/87  
**COMMENTS:** GW TABLES

**ACTION DESC:** Miscellaneous action. Please see action comments.

**DATE:** 04/01/2003  
**ACTION:** MISCELLANEOUS/86  
**COMMENTS:** GENERAL LIABILITY CLARIFICATION LETTER ISSUED TO FRICK PROPERTY  
DOWNGRAIENT #07-37-421183.

**ACTION DESC:** Miscellaneous action. Please see action comments.

**DATE:** 12/23/2002  
**ACTION:** MISCELLANEOUS/85  
**COMMENTS:** NTP FOR SAMPLING PLAN

**ACTION DESC:** Miscellaneous action. Please see action comments.

**DATE:** 12/10/2002  
**ACTION:** STATUS REPORT RECEIVED/6  
**COMMENTS:** PROGRESS RPT #6

**ACTION DESC:** Date updates on progress are received. Can be 30, 60, 90 days or other interval.

**DATE:** 11/19/2002  
**ACTION:** MISCELLANEOUS/84  
**COMMENTS:** GW QUALITY DATA SENT TO ADJOINING PROPERTY OWNER

**ACTION DESC:** Miscellaneous action. Please see action comments.

- Continued on next page -



## *Environmental FirstSearch Site Detail Report*

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

### RCRA GENERATOR SITE

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<b>SEARCH ID:</b> 7	<b>DIST/DIR:</b> 0.14 SW	<b>MAP ID:</b> 12
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**NAME:** RIISER MOBIL MART  
**ADDRESS:** 2007 W STEWART AVE  
WAUSAU WI 54401  
MARATHON  
**CONTACT:** DAVID MYSZKA

**REV:** 2/9/04  
**ID1:** WID988611950  
**ID2:**  
**STATUS:** VGN  
**PHONE:** 7158457272

#### SITE INFORMATION

##### UNIVERSE TYPE:

CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

##### SIC INFORMATION:

##### ENFORCEMENT INFORMATION:

##### VIOLATION INFORMATION:

# *Environmental FirstSearch Site Detail Report*

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

OTHER SITE
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<b>SEARCH ID:</b> 10	<b>DIST/DIR:</b> 0.14 SW	<b>MAP ID:</b> 12
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<b>NAME:</b> RIISER MOBIL MART <b>ADDRESS:</b> 2007 W STEWART AVE WAUSAU WI 54401 MARATHON <b>CONTACT:</b>	<b>REV:</b> 06-23-99 <b>ID1:</b> 0237000618 <b>ID2:</b> WID988611950 <b>STATUS:</b> <b>PHONE:</b>
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**FACILITY No.:** 737116930

**PRIORITY:**

**RESPONSIBLE PARTY INFORMATION:**

**AGENCY ACTIONS:**

<b>DATE:</b> 8/24/95	<b>ACTION:</b> NOTIFICATION
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*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 22

**DIST/DIR:** 0.20 NE

**MAP ID:** 15

**NAME:** AMOCO SERVICE STATION #10063  
**ADDRESS:** 300 S 17TH AVE  
WAUSAU WI  
MARATHON

**REV:** 3/8/04  
**ID1:** 0337000537  
**ID2:** 03-37-000537  
**STATUS:**  
**PHONE:**

**CONTACT:**

**ENVIRONMENTAL IMPACT**

**IMPACT DESCRIPTION:** SOIL CONTAMINATION  
**IMPACT COMMENTS:** SOIL CONTAMINATION

**IMPACT DESCRIPTION:** GROUNDWATER CONTAMINATION  
**IMPACT COMMENTS:** GROUNDWATER CONTAMINATION

**SUBSTANCE**



**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 38

**DIST/DIR:** 0.22 SE

**MAP ID:** 16

**NAME:** ZASTROW PROPERTY  
**ADDRESS:** 604 S 17TH AVE  
WAUSAU WI  
MARATHON

**REV:** 3/8/04  
**ID1:** 0337000714  
**ID2:** 03-37-000714  
**STATUS:**  
**PHONE:**

**CONTACT:**

**ENVIRONMENTAL IMPACT**

**IMPACT DESCRIPTION:** SOIL CONTAMINATION  
**IMPACT COMMENTS:**

**SUBSTANCE**



*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 36

**DIST/DIR:** 0.26 NE

**MAP ID:** 4

**NAME:** SHOPKO SITE  
**ADDRESS:** 200 S 17TH AVE  
WAUSAU WI  
MARATHON

**REV:** 3/8/04  
**ID1:** 0337000114  
**ID2:** 03-37-000114  
**STATUS:**  
**PHONE:**

**CONTACT:**

**IMPACT COMMENTS:**

**SUBSTANCE**





**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 32

**DIST/DIR:** 0.28 NW

**MAP ID:** 10

**NAME:** MENARDS  
**ADDRESS:** HWY 51 & 29  
WAUSAU WI 54401

**REV:** 3/8/04  
**ID1:** 0337000841  
**ID2:** 03-37-000841  
**STATUS:**  
**PHONE:**

**CONTACT:**

**ENVIRONMENTAL IMPACT**

**IMPACT DESCRIPTION:** SOIL CONTAMINATION  
**IMPACT COMMENTS:** SOIL CONTAMINATION

**SUBSTANCE**



**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 34

**DIST/DIR:** 0.29 SW

**MAP ID:** 11

**NAME:** RIISER OIL CO BULK PLT  
**ADDRESS:** 5506 MUNICIPAL ST  
SCHOFIELD WI  
MARATHON

**REV:** 3/8/04  
**ID1:** 0337000111  
**ID2:** 03-37-000111  
**STATUS:**  
**PHONE:**

**CONTACT:**

**CONSULTANT INFORMATION**

**ENVIRONMENTAL IMPACT**

**IMPACT DESCRIPTION:** SOIL CONTAMINATION  
**IMPACT COMMENTS:** SOIL CONTAMINATION

**SUBSTANCE**



**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 35

**DIST/DIR:** 0.29 SW

**MAP ID:** 11

**NAME:** RISER OIL CO INC  
**ADDRESS:** 709 S 20TH AVE  
WAUSAU WI 54400  
MARATHON

**REV:** 3/8/04  
**ID1:** 0337209546  
**ID2:** 03-37-209546  
**STATUS:**  
**PHONE:**

**CONTACT:**

**COMPANY:** \*\* NAME WITHHELD \*\*  
**ADDRESS:**

**MAIL ADDRESS:**

**PHONE:**  
**FAX:**  
**EMAIL:**

**COMPANY:** REMEDIAL ENGINEERING  
**ADDRESS:** 4080 N 20TH AV  
WAUSAU WI 54401

**MAIL ADDRESS:**

**PHONE:** 7156759784  
**FAX:**  
**EMAIL:**

**ENVIRONMENTAL IMPACT**

**IMPACT DESCRIPTION:** SOIL CONTAMINATION  
**IMPACT COMMENTS:**

**SUBSTANCE**

**SUBSTANCE:** DIESEL  
**COMMENTS:**

**SUBSTANCE:** OTHER  
**COMMENTS:** KEROSENE

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 21                                  **DIST/DIR:** 0.33 NE                                  **MAP ID:** 2

**NAME:** 29 SUPER FOODS  
**ADDRESS:** 110 S 17TH AVE  
WAUSAU WI 54401  
MARATHON  
**CONTACT:**

**REV:** 3/8/04  
**ID1:** 0337001087  
**ID2:** 03-37-001087  
**STATUS:**  
**PHONE:**

**SITE INFORMATION**

**FID NUMBER:** 737145200  
**ACTIVITY NAME:** 29 SUPER MARKET  
**PRIORITY:** MEDIUM  
**RISK:** 2  
**START DATE:** 05/11/1994  
**END DATE:**  
**DNR REGION:** WEST CENTRAL REGION  
**FACILITY ACRES:**  
**QUARTER QUARTER SECTION:** NW  
**QUARTER SECTION:** SE  
**SURVEY SECTION:** 27  
**SURVEY TOWNSHIP:** 29  
**SURVEY RANGE:** 07E  
**DNR JURISDICTION:** Y  
**FILE LOCATION:** DCOM  
**ELIGIBLE FOR PECFA FUNDS:** Y  
**DRY CLEANER:**  
**CO-CONTAMINATION:**  
**AST AT SITE:** N  
**COMMERCE DATABASE TRACKED:** Y

**ACTION**

**DATE:** 04/18/2003  
**ACTION:** CONDITIONAL CLOSURE  
**COMMENTS:** \*\*\* Conditional Closure from Commerce Data Interchange \*\*\*

**ACTION DESC:** Date the site closure was approved, but the site will not be formally closed until receipt of documentation of abandonment of wells, disposal of soil, recording of deed instruments , etc.

**DATE:** 03/28/2003  
**ACTION:** SI REPORT RECEIVED (W/OUT FEE)/2  
**COMMENTS:** \*\*\* SIR Received by Commerce - Updated from Commerce Data Interchange \*\*\*

**ACTION DESC:** Date the DNR receives the Site Investigation Report. Provides information regarding activities performed to determine degree & extent of contamination and forming a basis for choosing the appropriate remedial action.

**DATE:** 03/03/2003  
**ACTION:** DATE SOIL REGISTRY FEE PAID  
**COMMENTS:**

**ACTION DESC:** Date Fee received for Closed Remediation Soil Site Registry

- Continued on next page -

# Environmental FirstSearch Site Detail Report

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

## LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 21

**DIST/DIR:** 0.33 NE

**MAP ID:** 2

**NAME:** 29 SUPER FOODS  
**ADDRESS:** 110 S 17TH AVE  
WAUSAU WI 54401  
MARATHON

**REV:** 3/8/04  
**ID1:** 0337001087  
**ID2:** 03-37-001087  
**STATUS:**  
**PHONE:**

**CONTACT:**

**DATE:** 03/03/2003  
**ACTION:** GIS REGISTRY REQUIRED  
**COMMENTS:** Autopopulated from 700/710 entry

**ACTION DESC:** Upon completing final closure conditions, this case will be placed on the GIS Registry with groundwater contamination exceeding the NR140 Enforcement Standard and/or soil contamination above the NR720 RCL.

**DATE:** 07/25/2002  
**ACTION:** DATE GROUNDWATER REGISTRY FEE RECEIVED  
**COMMENTS:**

**ACTION DESC:** Date Fee received for Closed Remediation Groundwater Site Registry

**DATE:** 08/02/2000  
**ACTION:** ACTIVITY TRANSFERRED TO DCOM  
**COMMENTS:**

**ACTION DESC:** Date that project management for the activity is transferred to Department of Commerce. Includes transfer of site files.

**DATE:** 05/17/1999  
**ACTION:** STATUS REPORT RECEIVED/4  
**COMMENTS:**

**ACTION DESC:** Date updates on progress are received. Can be 30, 60, 90 days or other interval.

**DATE:** 01/29/1999  
**ACTION:** O&M REPORT RECEIVED (W/OUT FEE)  
**COMMENTS:**

**ACTION DESC:** Date the Operation & Maintenance Report is received. Form 4400-194.

**DATE:** 07/20/1998  
**ACTION:** STATUS REPORT RECEIVED/6  
**COMMENTS:**

**ACTION DESC:** Date updates on progress are received. Can be 30, 60, 90 days or other interval.

**DATE:** 03/23/1998  
**ACTION:** STATUS REPORT RECEIVED/6  
**COMMENTS:**

- Continued on next page -





**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 28

**DIST/DIR:** 0.33 NE

**MAP ID:** 7

**NAME:** LAMERS BUS SERVICE  
**ADDRESS:** 111 S 17TH AVE  
WAUSAU WI 54401  
MARATHON  
**CONTACT:**

**REV:** 3/8/04  
**ID1:** 0337185046  
**ID2:** 03-37-185046  
**STATUS:**  
**PHONE:**

**SITE INFORMATION**

**FID NUMBER:** 737182710  
**ACTIVITY NAME:** LAMERS BUS IFC REALTIES DIESEL  
**PRIORITY:** LOW  
**RISK:** 3  
**START DATE:** 04/10/1998  
**END DATE:** 01/27/2000  
**DNR REGION:** WEST CENTRAL REGION  
**FACILITY ACRES:**  
**QUARTER QUARTER SECTION:** NE  
**QUARTER SECTION:** SW  
**SURVEY SECTION:** 34  
**SURVEY TOWNSHIP:** 29  
**SURVEY RANGE:** 07E  
**DNR JURISDICTION:** Y  
**FILE LOCATION:** DCOM  
**ELIGIBLE FOR PECFA FUNDS:** Y  
**DRY CLEANER:**  
**CO-CONTAMINATION:**  
**AST AT SITE:** N  
**COMMERCE DATABASE TRACKED:** Y

**ACTION**

**ARCHIVED DATA AS OF 6/7/02**

<b>PROJ MANAGER:</b>	WI DCOM	<b>ACTIVITY NAME:</b>	LAMERS BUS IFC REALTIES DIESEL
<b>FACILITY NO:</b>	737182710	<b>PRIORITY:</b>	LOW
<b>RISK:</b>	LOW	<b>RISK DATE:</b>	12/01/1999
<b>COMM JURISDICTION:</b>	Y	<b>DRY CLEANER:</b>	N
<b>Q SECTION:</b>	SW	<b>QQ SECTION:</b>	NE
<b>RANGE:</b>	07E	<b>SURVEY SECTION:</b>	34
<b>SURVEY TOWNSHIP:</b>	29	<b>SURVEY RANGE:</b>	

**RESPONSIBLE PARTY**

**CONSULTANT INFORMATION**

**COMPANY:** \*\* NAME WITHHELD \*\*  
**ADDRESS:**

**MAIL ADDRESS:**

- Continued on next page -

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 28                                      **DIST/DIR:** 0.33 NE                                      **MAP ID:** 7

**NAME:** LAMERS BUS SERVICE  
**ADDRESS:** 111 S 17TH AVE  
WAUSAU WI 54401  
MARATHON

**REV:** 3/8/04  
**ID1:** 0337185046  
**ID2:** 03-37-185046  
**STATUS:**  
**PHONE:**

**CONTACT:**

**PHONE:**  
**FAX:**  
**EMAIL:**

**COMPANY:** ENVIROGEN/FLUID MANAGEMENT  
**ADDRESS:** 850 HWY 153 SUITE F  
MOSINEE WI 54455

**MAIL ADDRESS:**

**PHONE:** 7156931750  
**FAX:** 7156931766  
**EMAIL:**

**ENVIRONMENTAL IMPACT**

**IMPACT DESCRIPTION:** SOIL CONTAMINATION  
**IMPACT COMMENTS:**

**SUBSTANCE**

**SUBSTANCE:** DIESEL  
**COMMENTS:**

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 27                                      **DIST/DIR:** 0.33 NE                                      **MAP ID:** 7

**NAME:** LAMERS BUS SERVICE                                      **REV:** 3/8/04  
**ADDRESS:** 111 S 17TH AVE                                      **ID1:** 0337274151  
WAUSAU WI 54401                                      **ID2:** 03-37-274151  
MARATHON                                      **STATUS:**  
**CONTACT:**                                      **PHONE:**

SITE INFORMATION

**FID NUMBER:** 737182710  
**ACTIVITY NAME:** LAMERS BUS SERVICE MOTOR & WASTE OIL  
**PRIORITY:** UNKNOWN  
**RISK:** 4  
**START DATE:** 06/15/2001  
**END DATE:** 06/26/2001  
**DNR REGION:** WEST CENTRAL REGION  
**FACILITY ACRES:**  
**QUARTER QUARTER SECTION:** NE  
**QUARTER SECTION:** SW  
**SURVEY SECTION:** 34  
**SURVEY TOWNSHIP:** 29  
**SURVEY RANGE:** 07E  
**DNR JURISDICTION:** N  
**FILE LOCATION:** WIR/DR  
**ELIGIBLE FOR PECFA FUNDS:**  
**DRY CLEANER:**  
**CO-CONTAMINATION:**  
**AST AT SITE:**  
**COMMERCE DATABASE TRACKED:**

ACTION

ARCHIVED DATA AS OF 6/7/02

<b>PROJ MANAGER:</b>	DAVID ROZEBOOM	<b>ACTIVITY NAME:</b>	LAMERS BUS SERVICE MOTOR & WASTE OIL
<b>FACILITY NO:</b>	737182710	<b>PRIORITY:</b>	UNKNOWN
<b>RISK:</b>	UNKNOWN	<b>RISK DATE:</b>	06/26/2001
<b>COMM JURISDICTION:</b>	N	<b>DRY CLEANER:</b>	N
<b>Q SECTION:</b>	SW	<b>QQ SECTION:</b>	NE
<b>RANGE:</b>	07E	<b>SURVEY SECTION:</b>	34
<b>SURVEY TOWNSHIP:</b>	29	<b>SURVEY RANGE:</b>	

RESPONSIBLE PARTY

CONSULTANT INFORMATION

**COMPANY:** STS CONSULTANTS LTD  
**ADDRESS:** 3909 CONCORD AVE  
SCHOFIELD WI 54476

**MAIL ADDRESS:**

- Continued on next page -

*Environmental FirstSearch*  
*Site Detail Report*

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 27

**DIST/DIR:** 0.33 NE

**MAP ID:** 7

**NAME:** LAMERS BUS SERVICE  
**ADDRESS:** 111 S 17TH AVE  
WAUSAU WI 54401  
MARATHON

**REV:** 3/8/04  
**ID1:** 0337274151  
**ID2:** 03-37-274151  
**STATUS:**  
**PHONE:**

**CONTACT:**

**PHONE:** 7153554304  
**FAX:**  
**EMAIL:**

ENVIRONMENTAL IMPACT

**IMPACT DESCRIPTION:** SOIL CONTAMINATION  
**IMPACT COMMENTS:**

SUBSTANCE

**SUBSTANCE:** OTHER  
**COMMENTS:** MOTOR OIL

**SUBSTANCE:** WASTE OIL  
**COMMENTS:**





*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 30

**DIST/DIR:** 0.42 SE

**MAP ID:** 14

**NAME:** MARATHON CNTY GARAGE  
**ADDRESS:** 1430 WEST ST  
WAUSAU WI 54401  
MARATHON

**REV:** 3/8/04  
**ID1:** 0337000221  
**ID2:** 03-37-000221  
**STATUS:**  
**PHONE:**

**CONTACT:**

**SITE INFORMATION**

**FID NUMBER:** 737121550  
**ACTIVITY NAME:** MARATHON CNTY GARAGES & OFFICE  
**PRIORITY:** HIGH  
**RISK:** 1  
**START DATE:** 12/08/1989  
**END DATE:** 04/28/1997  
**DNR REGION:** WEST CENTRAL REGION  
**FACILITY ACRES:**  
**QUARTER QUARTER SECTION:**  
**QUARTER SECTION:**  
**SURVEY SECTION:**  
**SURVEY TOWNSHIP:**  
**SURVEY RANGE:**  
**DNR JURISDICTION:** N  
**FILE LOCATION:** WIR/DR  
**ELIGBLE FOR PECFA FUNDS:** Y  
**DRY CLEANER:**  
**CO-CONTAMINATION:**  
**AST AT SITE:** N  
**COMMERCE DATABASE TRACKED:** Y

**ACTION**

**ARCHIVED DATA AS OF 6/7/02**

<b>PROJ MANAGER:</b>	DAVID ROZEBOOM	<b>ACTIVITY NAME:</b>	MARATHON CNTY GARAGES &
<b>OFFICE:</b>			
<b>FACILITY NO:</b>	737121550	<b>PRIORITY:</b>	HIGH
<b>RISK:</b>	HIGH	<b>RISK DATE:</b>	12/01/1999
<b>COMM JURISDICTION:</b>	N	<b>DRY CLEANER:</b>	N
<b>Q SECTION:</b>		<b>QQ SECTION:</b>	
<b>RANGE:</b>		<b>SURVEY SECTION:</b>	
<b>SURVEY TOWNSHIP:</b>		<b>SURVEY RANGE:</b>	

**RESPONSIBLE PARTY**

**COMPANY:** MARATHON CNTY BLDG MAINTENANCE  
**ADDRESS:** 212 RIVER DR  
WAUSAU WI 54401

**MAIL ADDRESS:**

- Continued on next page -

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 30                      **DIST/DIR:** 0.42 SE                      **MAP ID:** 14

**NAME:** MARATHON CNTY GARAGE  
**ADDRESS:** 1430 WEST ST  
WAUSAU WI 54401  
MARATHON

**REV:** 3/8/04  
**ID1:** 0337000221  
**ID2:** 03-37-000221  
**STATUS:**  
**PHONE:**

**CONTACT:**

CONSULTANT INFORMATION

ENVIRONMENTAL IMPACT

**IMPACT DESCRIPTION:** SOIL CONTAMINATION  
**IMPACT COMMENTS:**

SUBSTANCE







**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 31

**DIST/DIR:** 0.48 SE

**MAP ID:** 22

**NAME:** MARATHON CNTY LIBRARY  
**ADDRESS:** 1305 WEST ST  
WAUSAU WI  
MARATHON

**REV:** 3/8/04  
**ID1:** 0337000102  
**ID2:** 03-37-000102  
**STATUS:**  
**PHONE:**

**CONTACT:**

**SITE INFORMATION**

**FID NUMBER:** 737121000  
**ACTIVITY NAME:** MARATHON CNTY LIBRARY  
**PRIORITY:** LOW  
**RISK:** 3  
**START DATE:** 08/25/1989  
**END DATE:** 12/18/1995  
**DNR REGION:** WEST CENTRAL REGION  
**FACILITY ACRES:**  
**QUARTER QUARTER SECTION:**  
**QUARTER SECTION:**  
**SURVEY SECTION:** 35  
**SURVEY TOWNSHIP:** 29  
**SURVEY RANGE:** 07E  
**DNR JURISDICTION:** N  
**FILE LOCATION:** WIR/DR  
**ELIGBLE FOR PECFA FUNDS:**  
**DRY CLEANER:**  
**CO-CONTAMINATION:**  
**AST AT SITE:**  
**COMMERCE DATABASE TRACKED:**

**ACTION**

**ARCHIVED DATA AS OF 6/7/02**

<b>PROJ MANAGER:</b>	DAVID ROZEBOOM	<b>ACTIVITY NAME:</b>	MARATHON CNTY LIBRARY
<b>FACILITY NO:</b>	737121000	<b>PRIORITY:</b>	LOW
<b>RISK:</b>	LOW	<b>RISK DATE:</b>	12/01/1999
<b>COMM JURISDICTION:</b>	N	<b>DRY CLEANER:</b>	N
<b>Q SECTION:</b>		<b>QQ SECTION:</b>	
<b>RANGE:</b>	07E	<b>SURVEY SECTION:</b>	35
<b>SURVEY TOWNSHIP:</b>	29	<b>SURVEY RANGE:</b>	7

**RESPONSIBLE PARTY**

**COMPANY:** MARATHON CNTY  
**ADDRESS:** 212 RIVER DR  
WAUSAU WI 54401

**MAIL ADDRESS:**

**CONSULTANT INFORMATION**

- Continued on next page -

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 31

**DIST/DIR:** 0.48 SE

**MAP ID:** 22

**NAME:** MARATHON CNTY LIBRARY  
**ADDRESS:** 1305 WEST ST  
WAUSAU WI  
MARATHON

**REV:** 3/8/04  
**ID1:** 0337000102  
**ID2:** 03-37-000102  
**STATUS:**  
**PHONE:**

**CONTACT:**

**ENVIRONMENTAL IMPACT**

**IMPACT DESCRIPTION:** SOIL CONTAMINATION  
**IMPACT COMMENTS:** SOIL CONTAMINATION

**SUBSTANCE**





**Environmental FirstSearch  
Federal Databases and Sources**

**ASTM Databases:**

**CERCLIS:** *Comprehensive Environmental Response Compensation and Liability Information System.* The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

*Updated quarterly.*

**CERCLIS-NFRAP (Archive):** *Comprehensive Environmental Response Compensation and Liability Information System Archived Sites.* The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

*Updated quarterly.*

**ERNS:** *Emergency Response Notification System.* The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

*Updated quarterly.*

**FINDS:** *The Facility Index System.* The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

*Updated semi-annually.*

**NPL:** *National Priority List.* The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

*Updated quarterly.*

**RCRIS:** *Resource Conservation and Recovery Information System.* The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

**RCRA TSD:** *Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities.* The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

**ASTM Databases (continued):**

RCRA COR: *Resource Conservation and Recovery Information System Corrective Action Sites.* The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: *Resource Conservation and Recovery Information System Large and Small Quantity Generators.* The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: *Resource Conservation and Recovery Information System sites No Longer Regulated.* The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

*All RCRA databases are Updated quarterly*



**Environmental FirstSearch  
Federal Databases and Sources**

**Non-ASTM Databases:**

**HMIRS: Hazardous Materials Incident Response System.** This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

*Updated quarterly.*

**NCDB: National Compliance Database.** The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

*Updated quarterly*

**NPDES: National Pollution Discharge Elimination System.** The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

*Updated semi-annually.*

**NRDB: National Radon Database.** The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

*Updated Periodically*

**Nuclear:** The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

*Updated Periodically*

**PADS: PCB Activity Database System**

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

*Updated semi-annually.*

**Receptors:** 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

*Updated Periodically*

**Non-ASTM Databases (continued):**

**RELEASES: *Air and Surface Water Releases.*** A subset of the EPA's ERNS database which have impacted only air or surface water.

*Updated semi-annually.*

**Soils:** This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. Source: United States Geographical Survey (USGS).

*Updated quarterly*

**TRIS: *Toxic Release Inventory System.*** The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

*Updated semi-annually.*

## **Environmental FirstSearch Wisconsin Databases and Sources**

**STATE SITES:** The Wisconsin Department of Natural Resources listing of Hazard Ranking Sites as maintained by the Emergency and Remedial Response Program division.

*Updated annually.*

**UST:** Underground Storage Tanks. The Wisconsin Department of Commerce database listing of all registered underground and aboveground storage tanks as maintained by the Division of Safety, Buildings, and the Environment.

*Updated quarterly or when available.*

**LUST:** Leaking Underground Storage Tanks. The Wisconsin Department of Natural Resources database listing of all leaking underground storage tanks as maintained by the Remediation and Redevelopment Program Division.

*Updated quarterly.*

**SPILLS:** The Wisconsin Department of Natural Resources database listing of all spills as maintained by the Remediation and Redevelopment Program Division.

*Updated quarterly.*

**LANDFILLS:** The Wisconsin Department of Natural Resources database listing of active and historic landfills as maintained by the Bureau of Waste Management.

*Updated annually or when available.*

**OTHER:** The Wisconsin Department of Natural Resources listing of Emergency Repair Program sites as maintained by the Remediation and Redevelopment Program Division. Non-LUST cleanup sites.

*Updated annually.*

***Environmental FirstSearch***  
***Street Name Report for Streets within .25 Mile(s) of Target Property***

**TARGET SITE:** 1804 STEWART AVE  
WAUSAU WI 54401

**JOB:** 2551  
1804 STEWART AVENUE

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
19th Ave SOUTH	0.07 SW		
S 17th Ave	0.13 NE		
S 18th Ave	0.01 SE		
S 20th Ave	0.13 SW		
S 21st Ave	0.20 SW		
SOUTH 17th Ave	0.13 NE		
SOUTH 18th Ave	0.01 SE		
SOUTH 20th Ave	0.13 SW		
SOUTH 21st Ave	0.20 SW		
Stewart Ave	0.00 --		
Stewart Cir	0.11 NE		
United States Highwa	0.25 NW		
W Garfield Ave	0.17 S-		
W Porter St	0.23 SE		
Wegner St	0.15 SW		
WEST Garfield Ave	0.17 S-		
WEST Porter St	0.23 SE		

# Environmental FirstSearch

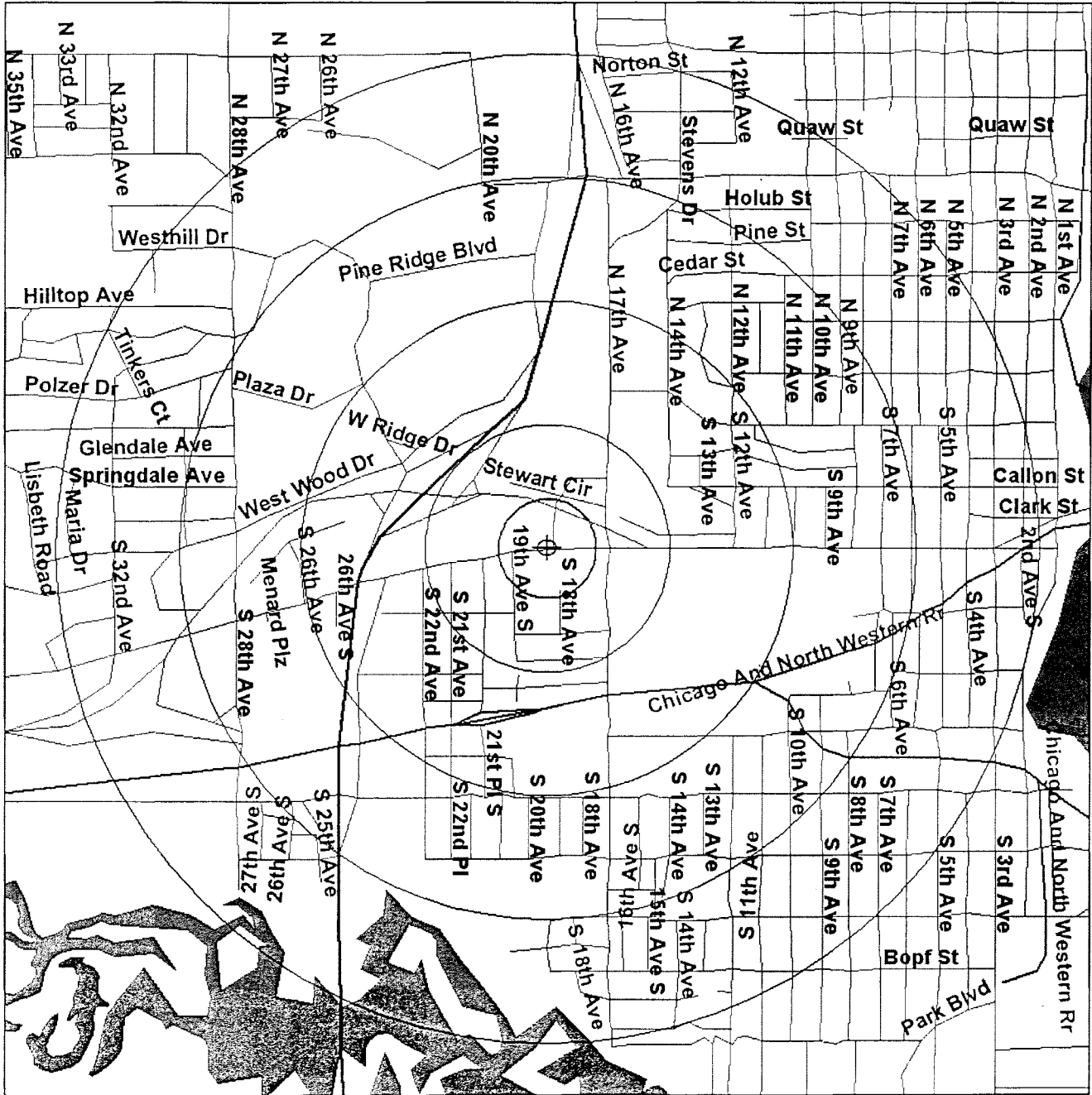
1 Mile Radius

ASTM Map: NPL, RCRACOR, STATE Sites

Environmental  
**FIRSTSEARCH**

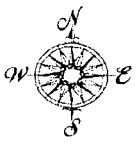


1804 STEWART AVE, WAUSAU WI 54401



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 44.958976 Longitude: -89.657984) .....
  - Identified Site, Multiple Sites, Receptor .....
  - NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....
  - Railroads .....
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



# Environmental FirstSearch

5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL



## 1804 STEWART AVE, WAUSAU WI 54401



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 44.958976 Longitude: -89.657984)
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

# Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRA GEN, ERNS, UST



1804 STEWART AVE, WAUSAU WI 54401



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 44.958976 Longitude: -89.657984) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius





# Environmental FirstSearch

.25 Mile Radius  
Non-ASTM Map: Other



1804 STEWART AVE, WAUSAU WI 54401



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 44.958976 Longitude: -89.657984) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....
- National Historic Sites and Landmark Sites .....
- Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius